



# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 31st March 2009

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



[www.chorley.gov.uk](http://www.chorley.gov.uk)

## **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.

20 January 2009

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 31ST MARCH 2009**

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 31st March 2009 at 6.30 pm.

### **A G E N D A**

1. **Apologies for absence**

2. **Minutes (Pages 1 - 20)**

To confirm the minutes of the meeting of the minutes of the Development Control Committee meeting held on 3 March 2009 (enclosed)

3. **Declarations of any interest**

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.

4. **09/00068/FUL - 53, Wigan Road, Euxton (Pages 21 - 30)**

Report of Corporate Director (Business) (enclosed)

5. **09/00070/OUT - Land A at the rear of 63 - 67, Bolton Road, Chorley (Pages 31 - 38)**

Report of Corporate Director (Business) (enclosed)

6. **09/00112/FUL - Land 120m, South East of Samron, Copthurst Lane, Whittle-Le-Woods (Pages 39 - 46)**

Report of Corporate Director (Business) (enclosed)

7. **09/00052/FUL - Land 10m South East of 91, Chorley Road, Adlington (Pages 47 - 52)**

Report of Corporate Director (Business) (enclosed)

8. **Planning Appeals and Notification Report (Pages 53 - 54)**

Report of Corporate Director (Business) (enclosed)

9. **Planning applications awaiting decision (Pages 55 - 56)**

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](http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx)

10. **Delegated decisions determined by the Corporate Director (Business), The Chair and Vice Chair of the Committee (Pages 57 - 60)**

Table of decisions determined on 3 March 2009 (enclosed)

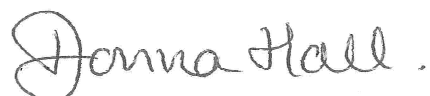
Table of decisions determined on 18 March 2009 (enclosed)

11. **Delegated Decisions Report (Pages 61 - 72)**

Schedule of applications determined between 13 February and 18 March 2009 (enclosed)

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

Yours sincerely



Donna Hall  
Chief Executive

Dianne Scambler  
Democratic and Member Services Officer  
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**Distribution**

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

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

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون  
کیجئے: 01257 515823

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## Development Control Committee

**Tuesday, 3 March 2009**

**Present:** Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Alistair Bradley, Terry Brown, Henry Counce, David Dickinson, Harold Heaton, Roy Lees, 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), Andy Brown (Parks and Open Spaces Officer (Development)), Nicola Hopkins (Principal Planning Officer) and Andy Wiggett (Principal Planning Officer)

**Also in attendance:** Councillors Kevin Joyce (Eccleston and Mawdesley) and Ralph Snape (Chorley North West)

### 09.DC.17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Alan Cain, Keith Iddon, Adrian Lowe and Shaun Smith.

### 09.DC.18 DECLARATIONS OF ANY INTERESTS

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

Councillor Mick Muncaster – planning application 08/01070/FUL

### 09.DC.19 MINUTES

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

### 09.DC.20 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on eleven 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) **08/00024/FUL - Land 80m West of Buckshaw Village School, Chancery Road, Astley Village**

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

Application no: 09/00024/FUL  
Proposal: Erection of multi use games area including provision of 3m steel fencing, tarmac playing surface and access.

Location: Land 80m East of Buckshaw Village School, Chancery Road, Astley Village

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Alistair Bradley to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.

An amendment to the proposal was proposed by Councillor Harold Heaton, seconded by Councillor David Dickinson, and **RESOLVED (7:6) to recommend full Council to grant full planning permission.**

**(b) 08/01070/FUL - Land 73m South of 62, Lancaster Lane, Clayton-Le-Woods**

(Councillor Mick Muncaster declared a personal interest; he stayed in the meeting but took no part in the voting)

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

Application no: 08/01070/FUL

Proposal: Erection of one detached dwelling.

Location: Land 73m South of 62 Lancaster Lane, Clayton-Le-Woods

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Geoff Russell to approve the planning application.

An amendment to the motion was proposed by Councillor Ken Ball, seconded by Councillor Roy Lees to refuse planning permission. Councillor Julia Berry requested a recorded vote and the motion was lost (5:6), with Councillors Ken Ball, Julia Berry, Alistair Bradley, Roy Lees and June Molyneaux voting for the proposal and Councillors Henry Caunce, David Dickinson, Harold Heaton, Greg Morgan, Simon Moulton and Geoff Russell voting against. The original motion was then put to the vote. Councillor Julia Berry requested a recorded vote and it was **RESOLVED (7:5), with Councillors Terry Brown, Henry Caunce, David Dickinson, Harold Heaton, Greg Morgan, Simon Moulton and Geoff Russell voting for the proposal and Councillors Ken Ball, Julia Berry, Alistair Bradley, Roy Lees and June Molyneaux voting against to grant full planning permission subject to the following conditions:**

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

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

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

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

**3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5**



years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

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

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

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

6. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including storage and collection of refuse, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company in accordance with the approved arrangements.

*Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

7. Before the development is commenced the site shall be investigated for ground conditions, soil and groundwater contamination and landfill gas in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The investigation shall be undertaken to the satisfaction of the Local Planning Authority and details of all results, assessment and measures needed to render the development safe shall be submitted to and approved by the Local Planning Authority before the development is implemented. All such measures shall be implanted before the development is commenced or in accordance with a timetable to be agreed with the Local Planning Authority.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Planning Policy Statement 23 Planning and Pollution Control*

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

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

9. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans and the approved planning applications references 07/00685/FUL and 08/00862/FUL.

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

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

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

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

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

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

**Reason:** To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to D), 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) **08/01253/OUTMAJ - Waggon and Horses Public House, 2, Coppull Moor Lane, Coppull, Chorley**

Application no: 08/01253/OUTMAJ  
 Proposal: Outline application for residential development for 33 dwellings including access and scale.  
 Location: Waggon and Horses Public House, 2, Coppull Moor Lane, Coppull, Chorley

Decision:  
 It was proposed by Councillor Harold Heaton, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to grant outline planning permission subject to the signing of a S106 Agreement that would include the provision for traffic calming measures on Chapel Lane, the details of which to be delegated to the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee, 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. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the siting, design, external appearance of the buildings, the means of access thereto and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

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

3. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

*Reason : To ensure a satisfactory means of drainage and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.*

4. No development shall take place until:

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

all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

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

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

5. 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 No. EP9 of the Adopted Chorley Borough Local Plan Review.*

6. Before the demolition of the buildings on the site the survey for the possible presence of roosting bats as recommended in Section 5.2 of the report prepared

by Environmental Research and Advisory Partnership received on the 23<sup>rd</sup> December 2008 shall be carried out and the results submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures found to be necessary shall be agreed in writing by the Local Planning Authority and implemented before development on the site commences.

*Reason: To secure the protection of vulnerable species in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.*

7. Notwithstanding the submitted illustrative layout the access details shown on the plan do not form part of this permission.

*Reason: For the avoidance of doubt and in accordance with Policy TR 4 of the Adopted Chorley Borough Local Plan Review.*

(d) 09/00023/FUL - Land west of Knowleswood, Wrennalls Lane, Heskin

(Councillors Ken Ball and Terry Brown left the meeting)

(The Committee received representation from the applicant and the ward representative Councillor Kevin Joyce who spoke in support of the proposals)

(Councillor Terry Brown returned to the meeting)

Application no: 09/00023/FUL  
 Proposal: New dwelling for agricultural workers including detached garage.  
 Location: Land west of Knowleswood, Wrennalls Lane, Heskin  
 Decision:  
 It was proposed by Councillor Harold Heaton, seconded by Councillor Henry Counce to approve the planning application.

An amendment to the motion was proposed by Councillor Alistair Bradley, seconded by Councillor Julia Berry to refuse planning permission, upon being put to the vote the motion was lost (3:7). The original motion was then voted upon and was subsequently **RESOLVED (7:2) to grant full planning permission subject to the conditions being delegated to the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee.**

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 samples of all external facing materials to the proposed building(s) (notwithstanding and details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A to E), or any Order revoking or re-enacting that Order, with or without modification, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission)

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

#### 4. No dwelling

- (e) **08/01252/OUT - Rivington Village Club, Horrobin Lane, Rivington, Horwich, Bolton**

(Councillors Terry Brown and Roy Lees left the meeting)

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

(Councillor Roy Lees returned to the meeting)

Application no: 08/01252/OUT  
 Proposal: Erection of proposed country house hotel  
 Location: Rivington Village Club, Horrobin Lane, Rivington  
 Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor David Dickinson, and upon being put the recorded vote at the request of Councillor Julia Berry was subsequently **RESOLVED (11:0) to refuse planning permission, with Councillors Julia Berry, Alistair Bradley, Terry Brown, Henry Counce, David Dickinson, Harold Heaton, Roy Lees, June Molyneaux, Greg Morgan, Simon Moulton, Mick Muncaster and Geoff Russell voting for the proposal for the following reasons:**

**1. The proposed development would be located within the Green Belt as defined by the North West Regional Spatial Strategy Policy RDF4 and the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and PPG2: Green Belts as in the Green Belt there is a presumption against inappropriate development, which this would be. It is not considered that the arguments put forward in support of the application are sufficient very special circumstances to outweigh the presumption against it in the Green Belt.**

**2. Although the position of the building on the site is acceptable, it is considered a layout more closely reflecting the footprint of the public house that originally stood on the site would be more appropriate. The scale of the proposal is considered unacceptable in terms of its mass (particularly when viewed from the front), being too great, particularly the large dormer window and the unacceptably large front roof slope. The layout and scale is therefore considered contrary to Policy HT7 of the Adopted Chorley Borough Local Plan Review.**

**3. The proposal would result in the felling of a significant protected tree to enable the access to be widened. The application is therefore contrary to Policy EP9 of the Adopted Chorley Borough Local Plan Review which states that proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape or a building or settlement or its setting will not be permitted.**

- (f) **08/01170/OUTMAJ - Site of former Social and Athletic Club, Duke Street, Chorley**

Application no: 08/01170/OUTMAJ  
 Proposal: Erection of 71 dwelling including access and scale.  
 Location: Site of former Social and Athletic Club, Duke Street, Chorley  
 Decision:

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

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

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

**2. 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. The application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot by means of low carbon sources. Details shall be submitted for on-site measures to be implemented including rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.**

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

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

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

5. The application for approval of reserved matters shall be accompanied by full details of the location and design of the on site affordable housing units, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure the proper development of the site and in accordance with Policy Nos. HS5 of the Adopted Chorley Borough Local Plan Review.*

6. 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.*

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. The details shall also demonstrate that the biodiversity resource within the application area will be enhanced as part of the proposals. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

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

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 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. No dwelling hereby permitted shall be occupied until the highway alterations to the site access with Brindle Street have been completed in accordance with the details which have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

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

12. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with plans which have been submitted to and approved in writing by the Local Planning Authority.

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

13. No direct vehicular access shall be provided from Brindle Street or Duke Street to each of the individual plots which front onto Duke Street and Brindle Street. The parking for the dwellinghouses which front onto Brindle Street and Duke Street shall be in the form of rear parking areas accessible from within the development site.

*Reason: In the interest of highway safety and the visual amenities of the area. In accordance with Policies HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.*

14. 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.*

15. Prior to the removal of trees on the site a bat roost search shall be undertaken to assess the presence of bats. In the event that bat roosts are identified the applicant shall contact Natural England for further advice prior to felling the tree/ trees were the roosts are identified.

*Reason: To ensure the continued and future protection of bats and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review*

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

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



17. Due to the size of development and sensitive end-use, no development shall take place until:

a) A methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

b) All testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

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

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

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

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

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

19. The development hereby approved shall be carried out in accordance with the gas protection measures set out within the Gas Appraisal dated 9th December 2008, ref: 7353/1/NMW, submitted by Encia Consulting Ltd and the Geo-environmental appraisal (ref: 7353/1, dated October 2007) submitted by Encia Consulting Ltd.

*Reason: To protect occupiers from the ingress of landfill gas and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

20. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including storage, collection of refuse and management of the open space, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company, or their successors, in accordance with the approved arrangements.

*Reason: To ensure the satisfactory management of the site and in accordance with Policies GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

24. For the avoidance of doubt, notwithstanding the details on the submitted plans, the illustrative plan, reference 929:L8 dated 14<sup>th</sup> January 2009, relates to scale only. Full details of the layout are required with the submission of the reserved matters application.

*Reason: To ensure the proper development of the site. In accordance with Policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

25. 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.*

26. Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information in respect of the amount of imported material required, the number of vehicles required to import the material and the timing of the delivery of material to the site. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

*Reason: to prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

(g) 08/01249/REMMAJ - Wyevale Garden Centre, 338, Southport Road, Ulnes Walton

Application no: 08/01249/REMMAJ

Proposal: Re-organisation of garden centre, including extension of horticultural shade house, extension to existing dwelling and propagation house, including appearance, scale and landscaping.

Location: Wyevale Garden Centre, 338 Southport Road, Ulnes Walton

Decision:

It was proposed by Councillor Simon Moulton, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to grant the Reserved Matters Application subject to the following conditions:**

**1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 05/01002/OUTMAJ)**

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

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

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

**3. In addition to the landscaping scheme to the highway boundary, 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.***

**(h) 09/00033/OUTMAJ - Northolme Private Nursing Home, 67, Preston Road, Chorley**

Application no: 09/00033/OUTMAJ

Proposal: Demolition of existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments and associated car parking.

Location: Northolme Private Nursing Home, 67, Preston Road, Chorley

Decision:

It was proposed by Councillor Mick Muncaster, seconded by Councillor Harold Heaton and was subsequently **RESOLVED to grant planning permission subject to a Section 106 Agreement and the following conditions:**

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

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

2. 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 of the Adopted Chorley Borough Local Plan Review.*

3. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further surveys by the developer to assess the risks and identify and appraise the options for remediation shall be carried out prior to the commencement of the development. The surveys shall then be submitted to and approved in writing by the Local Planning Authority identifying the proposed remediation works. The works thereafter shall be carried out in accordance with the approved remediation strategy.

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

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

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

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

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

6. 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.*

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

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

8. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a photographic record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion the photographic record shall be submitted to the Local Planning Authority.

***Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site and in accordance with Government advice contained in PPG15: Planning and the Historic Environment***

9. Prior to the demolition of the building a bat survey of the site and the building shall be undertaken to ascertain the presence of bats. The survey shall be submitted to and approved in writing by the Local Planning Authority and include any proposed mitigation in the event that bats/ bat roosts are identified. The development thereafter shall be carried out in accordance with the approved methods of mitigation.

***Reason: To ensure the continued protection and enhancement of bats on the site and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

10. Prior to the commencement of the development full details of the proposed bat boxes to be erected shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed location of the boxes, the number proposed and the specification of the boxes. The development thereafter shall be carried out in accordance with the approved details.

***Reason: To ensure the continued protection and enhancement of bats on the site and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.***

12. Before the development hereby permitted is first commenced, full details of the gates to be erected to the vehicular entrance to the site (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include information about the operation of the entrance gates. No building shall be occupied or land used pursuant to this permission before the entrance gates have been erected in accordance with the approved details. The entrance gates shall thereafter be retained in accordance with the approved details at all times.

***Reason: To ensure a visually satisfactory form of development, to ensure adequate access is provided for refuse vehicles and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.***

13. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including storage and collection of refuse and management of the parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company in accordance with the approved arrangements.

***Reason: To ensure the satisfactory management of the car parking arrangements and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.***

14. Prior to the commencement of the development full details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall thereafter be provided in accordance with the approved details.

**Reason :** To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

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

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

18. The car park hereby approved shall be constructed in accordance with the 'macadam no dig construction' method detailed on plan reference 09/147/P04, received 19<sup>th</sup> January 2009, within the tree root zone of the trees to be retained on site. The construction of the car park shall be in accordance with the approved method of construction unless otherwise agreed in writing by the Local Planning Authority.

***Reason: To ensure the continued protection of existing trees on the site and in accordance with Policy EP9 of the Adopted Chorley Borough Local Plan Review.***

(i) 09/00044/OUTMAJ - Friday Street Depot, Friday Street, Chorley

Application no: 09/00044/OUTMAJ

Proposal: Demolition and clearance of existing warehouse and outbuildings and erection of proposed 2 storey primary health care centre (Use Class D1) including ancillary office accommodation.

Location: Friday Street Depot, Friday Street, Chorley

Decision:

It was proposed by Councillor Julia Berry, seconded by Councillor Harold Heaton, and was subsequently **RESOLVED to defer to General Purposes Committee for the decision with a recommendation to permit Outline planning permission subject to a legal agreement and conditions. Refuse if the legal agreement is not signed by 24 April 2009.**

**(j) 09/00018/TEL - Land 100m South of BWFC Training Ground Building, Euxton Lane, Euxton**

Application no: 09/00018/TEL

Proposal: Prior notification for erection of a 15m high monopole, 3 no. 3G antennas and equipment cabinet.

Location: Land 100m South of BWFC Training Ground Building, Euxton Lane, Euxton

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED to refuse prior notification for the erection of a 15m high monopole for the following reason:**

**The proposed development is contrary to PPG8 and PS12 of the adopted Chorley Borough Local Plan Review in that it will be unduly prominent and intrusive within the street-scene and detrimental to the character and appearance of the area by reason of its siting and appearance. Furthermore the Council is not satisfied the applicant is seeking to meet their operational needs in a manner which minimises environmental and visual impact.**

**(k) 09/00053/FUL - The Boatyard Inn, Bolton Road, Withnell, Chorley**

Application no: 09/00053/FUL

Proposal: Retrospective application to retain 4 no. lighting columns

Location: The Boatyard Inn, Bolton Road, Withnell, Chorley

Decision:

It was proposed by Councillor Julia Berry, seconded by Councillor June Molyneaux, and was subsequently **RESOLVED to refuse the retrospective planning application for the following reason:**

**The site is in the Green Belt and the area has a strong rural character. It is considered that the type of lighting proposed is above the minimum required for security and public safety and the proposal is therefore considered contrary to Policy EP21A of the Adopted Chorley Borough Local Plan Review. The lights would introduce a block of light that would undermine the character of the rural area and have a detrimental impact on the visual amenity of the Green Belt contrary to PPG2: Green Belts.**

**09.DC.21 ENFORCEMENT REPORT -THE BOAT YARD INN, BOLTON ROAD, WITHNELL, CHORLEY**

The Corporate Director (Business) submitted a report for Members to consider whether it was expedient to take enforcement action in respect of the erecting of four lighting columns at the Boatyard Inn, Bolton Road, Withnell.

A retrospective planning application had been determined earlier on the agenda and the Members of the Committee had decided to refuse planning permission.

**RESOLVED**

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

That without planning permission the erecting of four lighting columns at The Boatyard Inn, Bolton Road, Chorley

**Remedy for Breach**

Remove the four lighting columns from the land

**Period for compliance**

Three months

**Reason:**

The site is within the designated Green Belt and the area has a strong rural character. It is considered that the type of lighting proposed is above the minimum required for security and public safety and the proposal is therefore considered contrary to Policy EP21A of the Adopted Chorley Borough Local Plan Review. The lights would introduce a block of light that would undermine the character of the rural area and have detrimental impact on the visual amenity of the Green Belt contrary to PPG2: Green Belts.

**09.DC.22 CONFIRMATION OF TREE PRESERVATION ORDERS**

The Corporate Director (Governance) submitted a report for Members to consider formal confirmation of the Tree Preservation Orders listed in the report.

**RESOLVED**

- (a) That the following Tree Preservation Orders be formally confirmed without modification:

The Chorley Borough Council Tree Preservation Order No.2 (Chorley) 2008;  
 The Chorley Borough Council Tree Preservation Order No.5 (Chorley) 2008;  
 The Chorley Borough Council Tree Preservation Order No.6 (Rivington) 2008;  
 The Chorley Borough Council Tree Preservation Order No.7 (Croston) 2008  
 The Chorley Borough Council Tree Preservation Order No.9 (Chorley) 2008

- (b) That the Tree Preservation Order named below be formally confirmed subject to the following modification, namely that T.2 and T.4 specified in the schedule to the Order be deleted from inclusion within the Order on the grounds of their decayed condition:

The Chorley Borough Council Tree Preservation Order No.3 (Ulmes Walton) 2008

**09.DC.23 PLANNING APPEALS AND NOTIFICATION REPORT**

The Corporate Director (Business) submitted a report giving notification of the lodging of one appeal against the refusal of planning permission, one appeal that had been dismissed and a Government Office decision for a Listed Building Consent application.



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

**09.DC.24 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

The Committee received for information, tables listing seven applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations, following consultation by the Chair and Vice Chair of the Committee at meetings held on 3 February, 10 February and 18 February 2009.

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

**09.DC.25 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 the delegated powers between 22 January and 12 February 2009.

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

Chair

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**Item 1**                      **09/00068/FUL Permit (Subject to Legal Agreement)**

**Case Officer**            **Caron Taylor**

**Ward**                        **Euxton North**

**Proposal**                  **Proposed demolition of existing bungalow and the erection of 3 houses**

**Location**                 **53 Wigan Road Euxton Chorley PR7 6JU**

**Applicant**                **Mr Andrew Loughlin**

**The application has been brought to the Chairman's Briefing, as letters of objection have been received and the application is for three dwellings.**

**Consultation expiry: 26<sup>th</sup> March 2009 (due to re-notification on amended plans)**

**Application expiry: 30<sup>th</sup> March 2009**

**Proposal**                  Application for demolition of the existing bungalow and the erection of 3 houses.

**Background**            The application site is currently occupied by a single bungalow facing Wigan Road. It has a long rear garden that backs onto the railway line. There are residential properties to the north and opposite the site, immediately to the south bounding the site is a commercial garage (Felton's Garage) with residential properties on the other side of this.

**Summary**                The redevelopment for three houses is acceptable in policy terms as the site is classified as brownfield land under PPS3. Amended plans have been received following comments from LCC Highways and they now have no objection to the scheme. The scheme is considered acceptable in terms of layout, scale and relationship with surrounding properties subject to appropriate conditions.

**Policies**                  RSS, PPS3, PPS23, PPG25, GN1, EP9, HS4, EP17

**Planning History**      An application for a similar proposal was withdrawn in January 2008 (ref: 07/01419/FUL).

**Consultations**          Coal Authority  
Standing Advice

LCC Highways

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

United Utilities

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

CBC Environmental Protection

Request a condition be imposed regarding submission of a study to identify any potential contamination.

Network Rail

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

**Representations**Euxton Parish Council

- State that the properties are closer to no. 51 and there is concern over them blocking light;
- Three properties on the site of one seems disproportionate to the original footprint and character of the area;
- There will be up to nine vehicles leaving by the entrance drive which is next to a business (Felton's Garage);
- Request that a Tree Preservation Order is placed on the remaining trees on the site;
- There are concerns over the loss of natural drainage and the increase of properties and hardstanding over this naturally draining land may cause flooding problems, coupled with the loss of the trees which help drain the land;
- If the application is permitted it is requested that the garages for the properties are conditioned to remain as such so they cannot be converted, as this would cause increased parking problems.

Four letters of objection have been received from neighbouring properties. In addition a further letter of response to notification on amended plans has been received signed by four properties. The planning issues they raise are:

- The drains on Wigan Road cannot cope when there is heavy rain, the land is clay and therefore floods;
- There is flooding in the area including up people's drives and in their gardens as the drainage system is overloaded;
- The drainage is slow and anyone can see that Wigan Road gets flooded on either side – the bridge at the junction of Wigan Road and Euxton Lane becomes impassable;
- There are enough houses in the area being built;
- The proposal will result in loss of light to the kitchen/dining room of no. 51, which only has one window in the side elevation. If a house with double garage replaces the existing bungalow then two-thirds more light will be lost;
- The proposed houses on plots 2 and 3 will result in a loss of privacy and loss of light to no. 51;
- The proposal will result in loss of wildlife in the garden and it is proposed to fell further trees;
- The proposal will result in noise and disturbance;
- The proposal will add to the danger on the A49;
- The Euxton area is already lacking in open space;
- The proposed property on plot 1 stand forward of the building line of Wigan Road, with the garage protruding beyond it.
- It is requested that a Tree Preservation Order is placed on a number of trees;
- The internal alterations shown on the amended plans do

nothing to change their objections to the development;

- The temporary fencing is now shown around two trees to protect them during development but with no mention of the twenty plus trees that are planned to be felled.

**Assessment**      Principle of Dwellings on the Site

Planning Policy Statement 3: Housing (PPS3) is the national planning guidance that sets out the Government's national policies on housing and is a material consideration in determining planning applications.

PPS3 defines previously developed land (also known as brownfield land) as that which was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The application site is therefore considered to be previously developed land under this definition. The development of previously developed land is encouraged over the use of greenfield sites. The principle of redevelopment of the site is therefore acceptable in principle in line with planning policy.

It is considered that the proposals are in line with national planning guidance PPS1 and Local Plan Policy GN9 and HS6, in that the site is considered to be located in a sustainable location, accessible via a variety of transport methods with a range of local services in the area.

Design, Layout and Appearance

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

In terms of the scale and layout respecting the surrounding area, the proposed properties are all two-storey. Although the existing property on the site is a bungalow there is a wide range of properties on Wigan Road, without one over riding style, including numbers 49 and 51 immediately to the north which are a pair of semi-detached houses. The erection of two-storey dwellings is therefore considered acceptable in principle as they are considered in keeping with the surrounding area.

Although the attached garage of the proposed property on plot 1 is positioned forward of the front of numbers 19 and 51 it is not considered that this would warrant refusal of the application. The garage will only be single storey and will be positioned to the north of Felton's Garage which has a canopy that stands proud of the general building line. In addition, a recent outline approval on the former Ellerbeck Skips Site to the south of the Railway Inn (ref: 08/01052/OUTMAJ), which specified layout permitted similar garages to that now proposed. Due to the wide variety of house types in the area and that the projection is only single storey this aspect is considered acceptable.

Policy HS4 states that sites should be planned and laid-out comprehensively. There are properties to the either side of the application site that have large rear gardens, and it is possible that they could come up for development in the future. While it would be premature to refuse the application on these grounds the layout has been looked at carefully to ensure that the road serving the properties on plots 2 and 3 is built close to the boundaries with neighbouring boundaries to minimise the risk of ransom strips

being created in the future and therefore the likelihood of multiple accesses to Wigan Road being necessary.

#### Waste Collection

The Council's Waste Management Officers have considered the proposal and have no objections in line with criteria (f) of Policy HS4.

#### Neighbour Amenity

Policy HS4 requires the development to provide reasonable privacy and amenity for residents of neighbouring properties, as well as between the proposed properties themselves.

The layout between the properties on the site complies with the Council's interface guideline of 10m for distance between the first floor window in plots 2 and 3 and the boundary with the rear garden of plot 1. In terms of plots 2 and 3 they back onto the railway line.

The main issue with the proposal is the relationship between the properties and no. 51 Wigan Road to the north. This property has a single storey extension on the rear/side with a door and window in the side elevation and a first floor landing window on the side elevation facing the application site. The main part of the property on plot 1 is generally in line with the property at no. 51, although the garage projects forwards of its front elevation. No. 51 has a side carport towards the front of the side elevation and the proposal complies with a 3m plus 45degree line taken from the nearest ground floor window of this property. Although no. 51 has a side window serving a kitchen in the side elevation close to the boundary it is not considered that this relationship is unacceptable as the proposed property on plot 1 will be approximately 3.6m from the boundary of proposed dwelling on plot 1, a common relationship in this type of street layout. It would also seem unfair to refuse permission on the application site on the basis that the neighbour has extended their property with a side window. In addition it would be expected that there would be a 2m fence between the two properties on the side boundary.

Amended plans have been received altering the internal layout of the proposed property on plot 2 so that the first floor windows nearest to the boundary with no. 51 serve a bathroom and ensuite so are therefore obscure glazed. The relationship between the properties is therefore considered acceptable subject to a condition requiring these windows to remain obscure glazed and top-opening only.

Due to the commercial garage to the south adjacent to the property proposed on plot 3 the proposal will have an acceptable relationship with no. 57 Wigan Road, the nearest residential property to the south.

The land is relatively flat and there will not therefore be differences in levels between the proposed dwellings and surrounding properties.

#### Highways

The two dwellings to the rear of the plot will be via a widened and amended access where the existing driveway for the bungalow is positioned. The access and turning within the site has been

amended in line with the requirements of Lancashire County Council, the Highways Authority for the area, it is therefore considered acceptable.

In terms of parking each dwelling will have a single garage and double driveway, which is considered sufficient to serve the dwellings in line with the Interim Draft RSS policy for Parking Standards, subject to a condition that the integral garages are retained for parking.

#### Public Open Space

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

#### Trees

There are a number of trees, shrubs and hedges on the site and the application is accompanied by a tree report. There is a hedge on the frontage boundary with Wigan Road most of which will be retained. A Tree Preservation Order (TPO 2 Euxton 2009) has been placed on three trees on the front boundary with Wigan Road and several trees on the rear boundary with the railway to create a buffer between it and the proposed properties on plots 2 and 3. Although there are other trees on the site some of which will be removed it is not considered that these would warrant the protection of a tree preservation either due to their size, or due to their limited public amenity value.

#### Flooding

United Utilities have no objection to the proposal on flooding grounds. However, it is known that locally that the present Surface Water system is overloaded and there is localised flooding. A condition is therefore proposed to require the developer to submit calculations of total discharge and proposals of an appropriate drainage system that will prevent the development causing flooding. In addition, in line with PPG25, the amount of impermeable surfacing can be reduced by requiring hard surfaces, such as driveways to be constructed in line with the latest guidance on permeable surfaces. These aspects will be secured by condition.

#### Other

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

**Recommendation**    **Permit Planning Permission (Subject to S106 Agreement)**  
**Refuse if S106 Agreement is not signed prior to 30<sup>th</sup> March 2009.**

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

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

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

2. 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)

11<sup>th</sup> Floor

The Mail Box

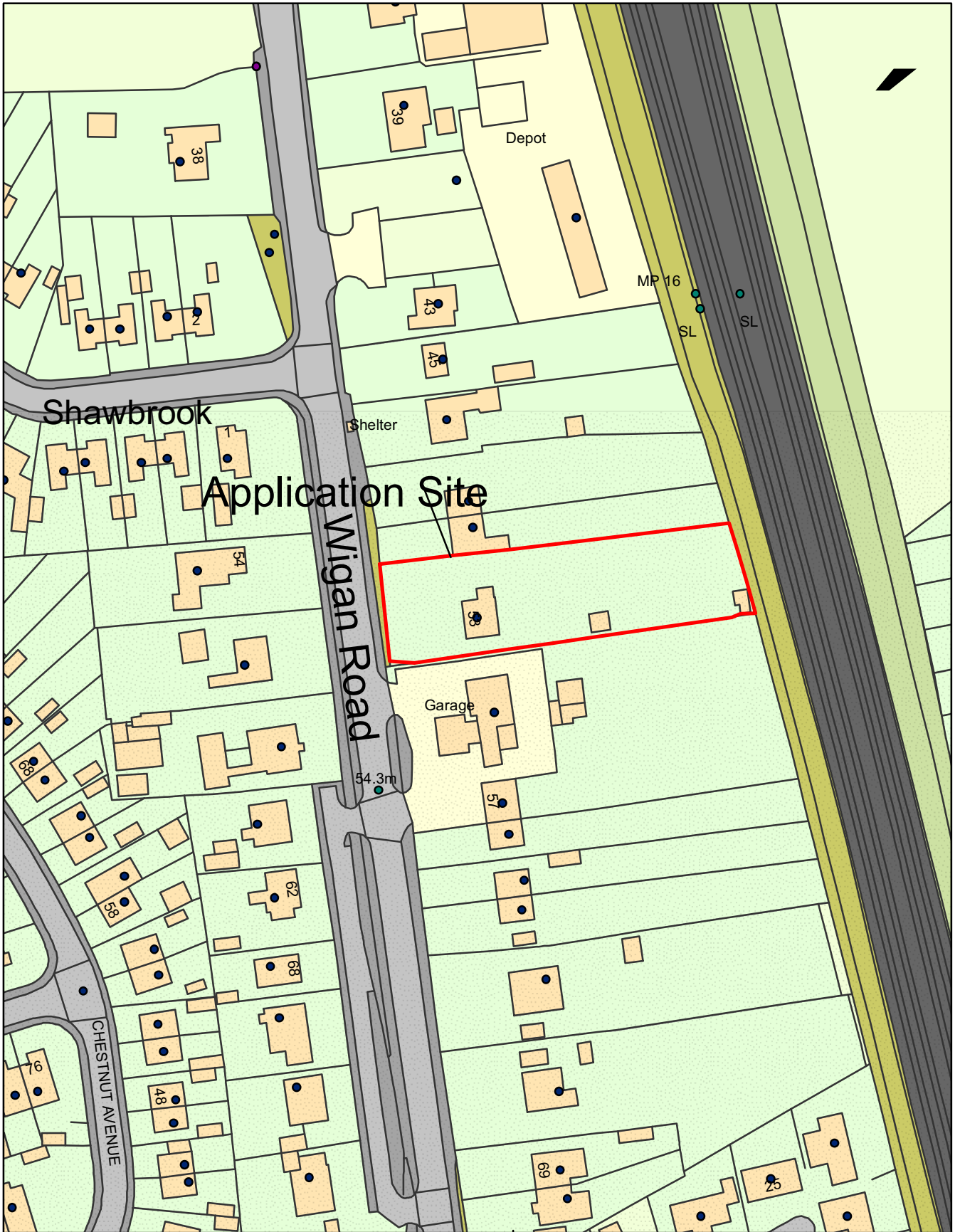
100 Wharfside Street

Birmingham

B1 1RT

E-mail: [opelondonnorthwestern@networkrail.co.uk](mailto:opelondonnorthwestern@networkrail.co.uk)

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



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 Chorley Council

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Application Number:  
**09/00068/FUL**

Grid Ref:  
**E: 355372**  
**N: 419952**

Scale:  
**1:1,250**

Agenda Item No.  
**Item 1**

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**Item 2**                    **09/00070/OUT Permit Outline Planning Permission**

**Case Officer**           **Mrs Nicola Hopkins**

**Ward**                    **Chorley South East**

**Proposal**                **Outline application for the erection of three dwellings (renewal of outline planning permission 06/01145/OUT)**

**Location**               **Land A At The Rear Of 63 And 67 Bolton Road Chorley PR7 3AU**

**Applicant**              **Mr J Brennan**

**Consultation expiry: 23<sup>rd</sup> March 2009**

**Application expiry: 31<sup>st</sup> March 2009**

**Proposal**                The application is an outline planning application for the erection of three dwellings on land to the rear of 63-67 Bolton Road, Chorley. This application is a renewal of an identical previously approved application (06/01145/OUT) which was approved under delegated powers in March 2007.

This outline application relates to access and layout. Matters relating to design, scale and landscaping will be dealt with at reserved matters stage. The purpose of this renewal application is due to the fact that the time period for submitting reserved matters in respect of the previous application expired in March 2009.

**Summary**                The principle of redeveloping the site for housing has been established by the previous grant of planning permission. This application is very similar to the previous application and involves the redevelopment of brownfield land which is considered to be appropriate in accordance with Government guidance.

**Planning Policy**        **National Guidance: PPS3, PPS23**

**North West Regional Spatial Strategy: Policies DP1, DP4, DP7, RDF1**

**Adopted Chorley Borough Local Plan Review: GN1, GN5, EP9, EP17, EP18, EP19, HS4, HS1.8**

**Planning History**      **98/00538/OUT-** Outline application for residential development of 5.3 ha. Approved 2000

**00/00329/REM-** Reserved Matters application for the erection of 107 dwellings and associated works. Approved 2000

**01/00212/REM-** Reserved Matters Application for the erection of 70 dwellings on plots 9-11, 14-65, 73-84, 86-87 and 93 and variation to house type on plots 17-19, 50-51, and 56-59 (amendment to 9/00/00329/REM to increase the slab levels of the houses). Approved 2001

**01/00823/REM-** Substitution of house types on plots 8-25 and the addition of plots 8a, 9a, 10a, 11a, 12a, 13a, 14a, 15a, 16a, 17a and 18a. Approved 2002

**03/00060/FULMAJ-** Substitution of house types on plots 35-53 and the addition of plots 39A and 44A. Approved 2003

**06/00910/OUT-** Outline application for the erection of five houses. Withdrawn

**06/01145/OUT-** Outline Application for 3No dwellings. Approved March 2007

#### **Representations**

None received

#### **Consultations**

**Corporate Director (Neighbourhoods)** no objection subject to a condition relating to contamination

**Lancashire County Council (Highway Engineer)** have no highway comments that affect the principle of development.

#### **Assessment**

##### **Principle of the Development**

As this application relates to the renewal of a previously approved planning application the main issue to consider is whether relevant Planning Policy has changed since the original grant of planning permission.

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

Additionally when outline planning permission was granted for the adjacent housing estate the application included the site subject to this application. Therefore the principle of housing development on this site has already been established. The owner of the land did not want to sell the site at the time of the reserved matters application and therefore this site was removed from the surrounding development.

It is considered that the principle of redeveloping the site for housing was established with the original grant of outline planning permission for the new housing estate (98/00538/OUT) and the previous grant of outline planning permission relating specifically to this site (06/01145/OUT). The site falls to be considered brownfield land in accordance with current Government guidance and as such the redevelopment of the site is considered to be appropriate.

##### **Housing Development**

The application is an outline application dealing with siting and access. Design, scale and landscaping will be dealt with the Reserved Matters Stage in the event that outline planning permission is granted.

The proposal incorporates the erection of three detached dwellings accessed via the road serving the adjacent housing estate. There are higher land levels on the site when compared with the adjacent dwellinghouses and as such locating dwellings at the current land levels could potentially detrimentally impact on the neighbours amenities.

Although only siting and access are being considered at this stage plans have been submitted demonstrating the proposed land levels and two storey dwellings. The land level of the site will be lowered to be more in keeping with the adjacent housing estate. By lowering the land levels it is considered that two storey dwellings can be accommodated on the site whilst maintaining the amenities of the neighbours and the future occupants.

### **Trees**

There are two sycamore trees along the north west boundary of the site which are covered by a Tree Preservation Order. On site it initially appears that there are three trees however one of the trees has a double trunk. When the original application was submitted a site visit was undertaken with the Council's Grounds Maintenance North Area Manager and he confirmed that the trees on site are protected however the Sycamore nearest to the proposed houses is in a poor state and dying. He has also confirmed that the Sycamores will survive on the proviso that the houses are constructed at a minimum of three metres away from the trees. However as the proposal incorporates changes to the land levels this will clearly impact on the trees. A condition will be attached to the planning permission requiring the replacement of the trees on the site.

In addition to the Sycamore trees there is also Ash tree adjacent to the application site which is a good specimen and worthy of retention. Due to the proposed levels changes across the site the development has the potential to impact on this tree however this tree has been protected by Tree Preservation Order 1 (Chorley) 2007. The agent for the application has been advised that this tree will require retention and the tree has been incorporated onto the layout plan.

### **Impact on the Neighbours**

The proposed dwellings will be located at a similar land level as the existing neighbours' dwellings in order to maintain the neighbours amenities. The house on Plot 1 replicates the building line of the neighbouring property at 47 Redwood Drive. No windows will be permitted in the side elevation of this property which serve habitable rooms and as such this property will not result in loss of amenity to the existing residents.

Over 37 metres is retained between the rear elevation of the dwellings and the rear of the dwellings on Bolton Road which exceeds the Council's 21 metre spacing standard required. Over 14 metres is retained between the front elevation of 15 Rosewood Close and the side elevation of the property on plot 3. There is a requirement to retain a minimum of 12 metres window to gable distance which, as demonstrated, the property on plot 3 maintains in respect of the existing dwellings on Rosewood Close.

45 Redwood Drive is sited at a lower land level than the application site and when the previous application was approved

the property on plot 3 was relocated further back into the site to maintain over 11 metres from the front elevation of the property to the common boundary. This was to ensure the neighbours' amenities were maintained taking into account the varying land levels. The originally submitted layout did not incorporate this set back however the plans have been amended to incorporate this set back.

The proposed dwellings can be accommodated on the site whilst maintaining and exceeding the required spacing standards and as such it is not considered that the proposed dwellings will adversely impact on the amenities of the existing or future residents.

### **Highways**

The Highway Engineer at Lancashire County Council has assessed the plans and considers that the scheme is acceptable. He has commented however that the proposed method of accessing the proposed properties from will be via a dropped crossing, not a radius entrance as shown. This will be a less expensive method than that shown and is the most appropriate way of accessing the site.

The agent for the application was made aware of this and the layout plan has been amended accordingly.

### **Conclusion**

The principle of redeveloping the site has already been established and redevelopment for housing is considered to be acceptable. Relevant Planning Policies have not changed which would result in the proposals now being unacceptable. As such the proposed renewal of the outline planning application is considered to be acceptable.

**Recommendation**    **Approve Outline Planning Permission (subject to the Section 106 Agreement)**

### **Recommendation: Permit Outline Planning Permission 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.

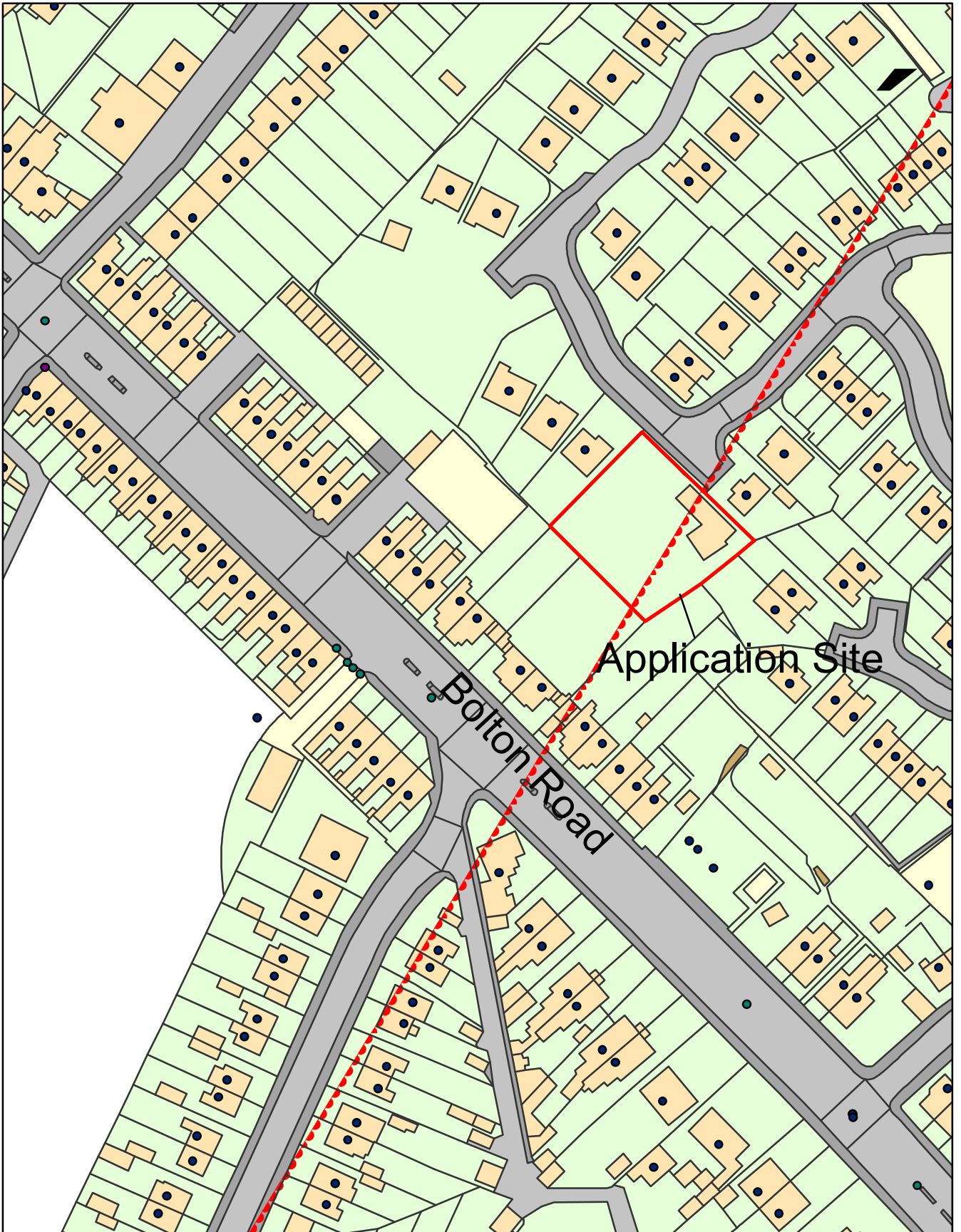
*Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

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.*



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Corporate Director (Business)  
Chorley Council

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Application Number:  
**09/00070/OUT**

Grid Ref:  
**E: 359537**  
**N: 415375**

Scale:  
**1:1,250**

Agenda Item No.  
**Item 2**

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<b>Item 3</b>	<b>09/00112/FUL Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>
<b>Ward</b>	<b>Pennine</b>
<b>Proposal</b>	<b>Creation of two fishing lakes and associated car-parking, office / store and habitat improvement</b>
<b>Location</b>	<b>Land 120m South East Of Samron Copthurst Lane Whittle-Le-Woods</b>
<b>Applicant</b>	<b>Mr J E Downs</b>
<b>Proposal</b>	The proposal involves the creation of two small mixed coarse fishing lakes. There will be a smaller family lake for beginners and a larger lake for experienced fishermen. The lakes will be screened from each other by planting. There will an office/store room building in the form of a timber structure. Access will be taken from the original entrance to the site off Copthurst Lane and parking at the lakes will on the old quarry roadway.
<b>Policy</b>	<p><b>Regional Spatial Strategy</b>  Policy L1 – Health, Sport, Recreation, Cultural and Education Services Provision  EM1 – Integrated Enhancement and Protection of the Region’s Environmental Assets</p> <p><b>Chorley Borough Local Plan Review</b>  DC1 – Development in the Green Belt  LT13.22 – Playspace Allocations  EP4 – Species Protection  LT12 – Golf, Other Outdoor Sport and Related Development  TR4 – Highway Development Control Criteria  <b>Planning Policy Statement 9</b> – Biodiversity and Geological Conservation  <b>Planning Policy Guidance 2</b> – Green Belts</p>
<b>Planning History</b>	<p><b>92/514</b> – Change of use of land to form playing fields, informal recreational area and nature conservation site, with associated car park- approved</p> <p><b>92/599</b> – Change of use to trout farm and fishery to include car parking and leisure area – refused</p> <p><b>97/00627/COU</b> – Change of use of land to from playing fields, informal recreational area and nature conservation area, with associated car parking (renewal of 92/514) – approved</p> <p><b>02/00875/COU</b> – Change of use of land to form playing fields, informal recreational area and nature conservation site, with associated car park (renewal of 97/627) - approved</p> <p><b>07/00768/OUT</b> – removal of remains of quarry building, erection of single storey cafe with landscaping to create a picnic area – approved</p> <p><b>08/00296/FUL</b> – Creation of two fishing lakes, wetland area and enhanced woodlands with associated car parking and the erection of offices and store room for management of the facility - withdrawn</p>

**Consultations**

**Parish Council** – wish to see neighbours consulted for their opinions. May wish to submit additional comments later.

**County Council Ecology Service** – Main concerns were not to damage the marshy grassland areas but do not wish to see planting between the lakes as this could dry out and shade the area. Access areas to the lakes may again reduce the area of marshy grassland. The amended proposals offer the opportunity to secure appropriate management for wildlife across the whole site.

**County Highways** – no comments available yet

**Representations**

Letters of objection received from 25 people, 12 being standard letters. The following matters have been raised:

- Proposal will attract too much traffic for the local road network to cope with
- Development would conflict with the Local Plan allocation
- Fishing lakes could adversely impact on biodiversity of the site
- Parking fields etc would have more community benefit
- Offices and store will become a focus for anti-social behaviour
- Danger to children from lakes
- Scheme for a trout farm and fishery refused on appeal in 1993
- Danger of water running on to Kenyon Lane
- Overlooking of property by users of lakes

**Applicants Case**

- Proposal will improve area of land neglected for over 25 years
- Proposal is of modest scale and will provide a leisure facility as well as increasing biodiversity
- Facility uses an already boggy area and will retain and extend the ecological strengths
- Access would use the existing one off Copthurst Lane
- As a small scheme it will not preclude other uses on the site
- The revised application follows an ecological survey of the site

**Assessment**

The main issues involved with the proposal concern local plan policy, ecological factors, access and impact on neighbouring property.

**Local Plan Policy**

The site is allocated in the Local Plan for the provision of play space on the basis of a shortfall in the area. Planning permission was granted in 1992 for such a use and renewed in 1997 and again in 2002. The site is within the Green Belt and PPG2 states that development for outdoor sport and outdoor recreation is appropriate as are small scale buildings associated with such uses. It is considered that the proposal conforms with Green Belt and does not adversely impact on the openness of it.

The fishing lakes and associated works will cover about 0.8ha or about 10% of the area of the former sand quarry. A substantial area of land would remain to provide playing pitches etc. should the Parish Council ever be in a position to bring any project

forward. It should be noted that the land is still in private ownership. The planning history indicates that the playspace project has been at the gestation stage for over 15 years and the probability of it happening must be low. As a result to refuse planning permission on the basis that it would pre-empt the use of the land for playspace would be difficult to support at appeal.

The project dismissed on appeal was substantially larger than that contemplated now. The Inspector stated that there was no conclusive evidence that the Local Plan proposal could or would not be implemented but time has shown that there must be doubts about this matter. The scale of car parking put forward at that time at 120 spaces, could have given rise to noise and disturbance. This contrasts with the current application which proposes 20 spaces.

### **Ecological Factors**

The applicant commissioned an ecological survey of the site following a previous application for the same use, having been advised that the Local Planning Authority could not consider the scheme without such information. The survey did not identify any protected species or special sites or features but the advice from ecologists resulted in the scheme being amended so as to limit the disturbance of the most species rich area. The proposal will be implemented in association with an ecologist so as to ensure that any affected species will be transplanted elsewhere in the quarry area. The site has regenerated over the years but has not become a site of significant wildlife significance. New habitats will be created by the proposal such as lakes for fish, submerged and floating leaf and emergent plants and in particular, reedbed margins will be created.

Extensive planting will take place but the comments of the County Ecology Service are that there should be no additional planting between the lakes. This can be dealt with by condition. The bankings around the site are partially wooded and it is proposed to thin out sycamores and replant with native species.

### **Access**

The County Highway Authority have not yet responded but did not raise any objection to the more intensive use of the site as playing fields so that it is unlikely that a relatively small scale proposal such as is proposed would result in an objection. Conditions were attached to improve the visibility at the access as part of the conditions attached to the approval for the café and these could be similarly attached.

### **Neighbour Amenities**

Other than the movement of cars up to the parking area there is unlikely to be disturbance from the use as fishing lakes which is a sedentary activity. This is in contrast to the prospective use as playing fields which might give rise to noise whilst matches are in progress. The nearest properties to the car park, Samron and HighTorr would be about 60m away and screened by trees. It is not considered that the proposal will adversely impact on residential amenity.

### **Conclusion**

The scheme now contemplated would use only a small proportion of the allocated site for playspace. Allowing it would not prevent the remainder being available for that development. The ecological survey shows that the project can go ahead with minor

amendments and not harm wildlife. It will introduce an element of biodiversity. The site can be accessed from the existing entrance to the site and there will be no adverse impact on the amenity of adjacent residential property.

**Recommendation Permit**

**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. 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. It should be noted that the scheme should omit the proposed planting between the two lakes to avoid an adverse impact on the boggy area.

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

3. A scheme shall be submitted to and approved in writing by the Local Planning Authority in respect of the provision of off-street parking and servicing and for the improvement of the access to the car park in terms of width, gradient, surface and visibility at its junction with Copthurst Lane. The approved scheme shall be implemented prior to the first use of the site as hereby permitted, the parking area thereafter to be kept freely available for such use and the visibility splays kept free of all obstruction above a height of 1metre.

*Reason: To ensure adequate access, onsite parking provision and manoeuvring areas in accordance with Policy TR8 of the Adopted Chorley Borough Local Plan Review.*

4. Notwithstanding the submitted plans no development shall take place until full details, including design, appearance and materials of the proposed office/store have been submitted to and approved in writing by the Local Planning Authority.

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

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

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

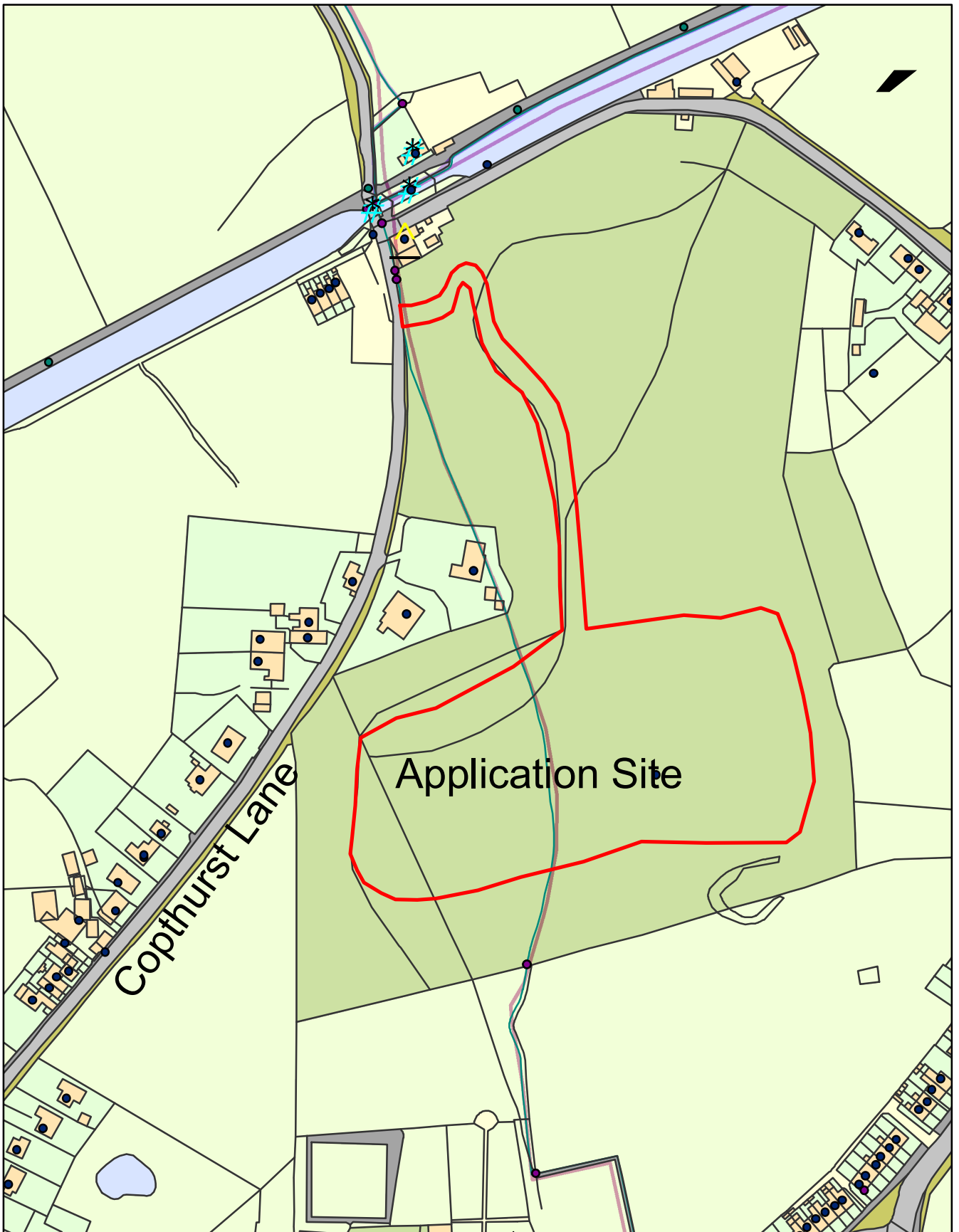


6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of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

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

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Application Number:

09/00112/FUL

Grid Ref:

E: 359721  
 N: 421080

Scale:

1:2,500

Agenda Item No.

Item 3

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**Item 4**                      **09/00052/FUL Permit Full Planning Permission**

**Case Officer**            **Mr Andy Wiggett**

**Ward**                      **Adlington & Anderton**

**Proposal**                **Erection of 2no. 1 bed apartments**

**Location**               **Land 10m South East Of 91 Chorley Road Adlington**

**Applicant**              **Mr Ian Barlow**

**6 letters of objection to the proposal have been received**  
**Consultation expiry: 19<sup>th</sup> February 2009**  
**Application expiry: 25<sup>th</sup> March 2009**

**Proposal**                The application proposes the erection of two one bedroom apartments on a corner plot along the main Chorley Road through Adlington. The site is currently an open grassed piece of land with a bench, tree and planter on it.

**Policy**                    GN1, GN5, HS4, TR4

**Planning History**      Planning permission was granted in outline in December 2008 for the erection of 2 one bed apartments. Planning permission was granted in 1973 for the Daisy Hill development which indicated the land the subject of the application as "proposed grassed area". However, no condition was attached regarding the land but the developers were prevailed upon to lay it out even though the land was not included in any adoption agreement.

**Consultations**        Parish Council – crowded site used by residents for car parking. Land has been maintained for many years by the Borough Council, is it in private ownership? A two storey building will exacerbate poor site lines at Daisy Hill junction. Site used for the Edna Shone memorial bench. Urges a site visit.

**Neighbourhoods**     Require a site walkover and risk assessment to ensure the land is free from contamination.  
Coal Authority – standard comments  
County Highways – the revised application satisfies the parking requirements and the visibility splays appear to be within the required limits.

**Representations**

- Road safety issues at junction of Daisy Hill
- Out of place next to an old terrace of properties
- Common land maintained by the Council
- Proposal should blend in with existing property

**Applicant's Case**      - land is a vacant plot which can accommodate the development  
-scale is consistent with that recognised for small residential units  
-sapling shown relocated  
-Parish Council to re-position bench elsewhere

-

**Assessment**

The current application follows on from the approval given in December of last year which established the principle of developing the site for two apartments. The planning history of the site was investigated and shows that there was an obvious breakdown in communication in 1973 between the County Council and the old Adlington Council when permission for the Daisy Hill development was given such that the land was never adopted. The tree, bench and planter are not the subject of planning control and are private matters to be dealt with by the applicant.

A condition was attached to the December outline consent regarding the design and materials of the proposed building and this application is an attempt to meet those requirements. The plans show a building in stone with a natural slate roof which matches that of the adjacent terrace houses. Rather than continue the terrace the building will reflect the old cottage across the road in Berry Street with its quoins and stone heads and cills. It is considered that given the wide variety of styles in the area that this is a legitimate approach.

The application meets the requirements of the Highway Authority with regards to car parking and visibility at the junction of Daisy Hill, however, it is acknowledged that car parking around the junction may give rise to problems. If the Highway Authority considered this to be a severe matter then they have the option of putting Traffic Regulation Orders in place to control the situation but this is not within the power of the Local Planning Authority.

The proposed building extends beyond the adjoining terraced house by 0.2m and it is not considered that there will be any adverse impact on the amenity of that dwelling or any other adjacent properties.

**Conclusion**

The principle of developing the land was established by the December 2008 consent. The current application meets the design issues raised at that time. The visibility at the junction is to an acceptable standard. The status of the land has been established in that it is owned by the previous applicant and is not amenity open space.

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

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

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

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

4. 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.*

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

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

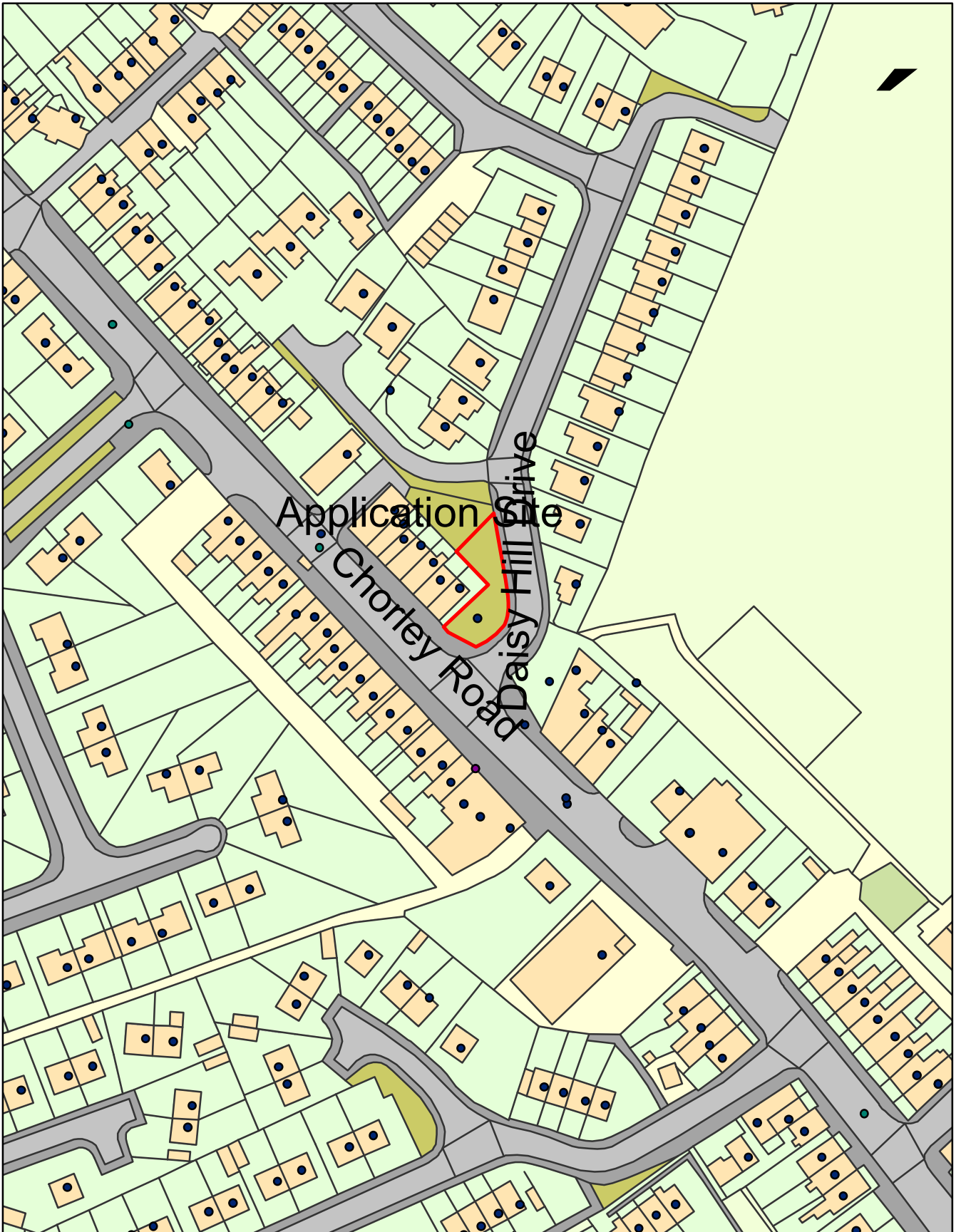
6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any 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.*

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

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Application Number:  
**09/0052/FUL**

Grid Ref:  
**E: 360374**  
**N: 413837**

Scale:  
**1:1,250**

Agenda Item No.  
**Item 4**

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	31.03.2009

## 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 13 February and 18 March 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

- None

### PLANNING APPEALS DISMISSED

- None

### PLANNING APPEALS ALLOWED

- None

### PLANNING APPEALS WITHDRAWN

- None

### ENFORCEMENT APPEALS LODGED



8 None

**ENFORCEMENT APPEALS DISMISSED**

9 None

**ENFORCEMENT APPEALS ALLOWED**

10 Enforcement Notice issued following the erection of a stable block without planning permission, land at Delph Lane, Charnock Richard (Enforcement Notice No. EN616).

**ENFORCEMENT APPEALS WITHDRAWN**

11 None

**LANCASHIRE COUNTY COUNCIL DECISIONS**

12 None

**GOVERNMENT OFFICE DECISIONS**

13 None

**IMPLICATIONS OF REPORT**

14 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	18/03/2009	

Background Papers			
Document	Date	File	Place of Inspection
4 Letter from the Planning Inspectorate	09/03/09	EN616	Civic Offices, Union Street, Chorley

# Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	31.03.2009

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
1	09/00068/FUL	Permit (Subject to Legal Agreement)	53 Wigan Road Euxton Chorley PR7 6JU	Proposed demolition of existing bungalow and the erection of 3 houses
2	09/00070/OUT	Permit Outline Planning Permission	Land A At The Rear Of 63 And 67 Bolton Road Chorley PR7 3AU	Outline application for the erection of three dwellings (renewal of outline planning permission 06/01145/OUT)
3	09/00112/FUL	Permit Full Planning Permission	Land 120m South East Of Samron Copthurst Lane Whittle-Le-Woods	Creation of two fishing lakes and associated car- parking, office / store and habitat improvement
4	09/00052/FUL	Permit Full Planning Permission	Land 10m South East Of 91 Chorley Road Adlington	Erection of 2no. 1 bed apartments

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	31.03.2009

## PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 3 March 2009

Application No.	Recommendation	Location	Proposal
09/00025/FUL	Permit Full Planning Permission	Land 7m North West Of 383 Langton Brow Eccleston	Erection of single bedroom detached bungalow
09/00036/FUL	Permit (Subject to Legal Agreement)	Barn 40m North West Of Rigby House Farm The Common Adlington	Conversion of barn into dwelling and part re-build
09/00037/LBC	Grant Listed Building Consent	Barn 40m North West Of Rigby House Farm The Common Adlington	Listed Building consent for the conversion of barn into dwelling and part re-build

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	31.03.2009

## PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 18<sup>TH</sup> MARCH 2009

Application No.	Recommendation	Location	Proposal
09/00055/FUL	Refuse Full Planning Permission	Former Railway Cutting East Of Blackburn Brow Chorley	Creation of linear park/recreational walkway and outline application for erection of a single detached 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

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	31/03/2009

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

Between 13 February and 18 March 2009

**Plan Ref** 08/01042/FUL      **Date Received** 01.10.2008      **Decision** Permit Full Planning Permission

**Ward:**      **Date Decided** 23.02.2009

**Proposal :** Formation of 2 No parking spaces  
**Location :** Milton Court Milton Road Coppull  
**Applicant:** Miss Lisa Bancroft C/o Agent

**Plan Ref** 08/01131/FUL      **Date Received** 05.11.2008      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 12.03.2009

**Proposal :** Demolish existing single storey rear extension and erect single storey rear extension, part first floor extension with balcony and rear dormer.  
**Location :** 67 Back Bournes Row Brindle Preston PR5 0DR  
**Applicant:** Mr Brian Deane Flat 1019 Jefferson Place 1 Fernie Street Manchester M4 4BN

**Plan Ref** 08/01136/FUL      **Date Received** 07.11.2008      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 02.03.2009

**Proposal :** Demolition of existing conservatory and erection of single storey rear extension, demolition of existing garage and erection of detached double garage, single storey extension to front, raising of ridge height by 0.5m and remodelling of roof to provide first floor accommodation  
**Location :** Hyland Bolton Road Anderton Chorley PR6 9HW  
**Applicant:** Mr Bill Turner Gwidden House 2B Arbor Lane Standish Wigan WN6 0YJ

Continued....

**Plan Ref** 08/01159/AGR      **Date Received** 19.11.2008      **Decision** Prior App not required - Agr

**Ward:** Chisnall      **Date Decided** 09.03.2009

**Proposal :** Application for agricultural determination for agricultural storage building for storage of hay / straw / machinery

**Location :** Whittle Green Farm Mill Lane Charnock Richard Chorley Lancashire

**Applicant:** Mr Warren Clarke Whittle Green Farm Mill Lane Charnock Richard Chorley PR7 5LG

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**Plan Ref** 08/01163/TPO      **Date Received** 19.11.2008      **Decision** Consent for Tree Works

**Ward:** Wheelton And Withnell      **Date Decided** 11.03.2009

**Proposal :** Application to fell 3 trees at Withnell Fold farm, Withnell Fold

**Location :** Withnell Fold Farm Withnell Fold Withnell Chorley PR6 8AZ

**Applicant:** Mr Alan Walton Withnell Fold Farm Withnell Fold Withnell Chorley PR6 8AZ

---

**Plan Ref** 08/01191/FUL      **Date Received** 30.11.2008      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 18.02.2009

**Proposal :** Erection of a detached garage to the front of the dwelling

**Location :** 87 Regents Way Euxton Chorley Lancashire PR7 6PG

**Applicant:** Mrs Emily Miller 87 Eegents Way Euxton Chorley Lancashire PR7 6PG

---

**Plan Ref** 08/01195/TPO      **Date Received** 01.12.2008      **Decision** Consent for Tree Works

**Ward:** Chorley North East      **Date Decided** 02.03.2009

**Proposal :** Felling of a beech tree in the grounds of Chorley Unitarian Chapel

**Location :** Unitarian Chapel Park Street Chorley PR7 1ER

**Applicant:** Chorley Unitarian Chapel Unitarian Chapel Park Street Chorley PR7 1ER

---

**Plan Ref** 08/01218/FUL      **Date Received** 09.12.2008      **Decision** Permit Full Planning Permission

**Ward:**      **Date Decided** 05.03.2009

**Proposal :** Erection of replacement dwelling with detached garage and new access

**Location :** Land East Of 4 Norse Cottages Pompian Brow Bretherton

**Applicant:** Mr & Mrs A Hearn Copeland Lodge Flag Lane Bretherton Leyland PR26 9AD

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**Plan Ref** 08/01245/FUL      **Date Received** 19.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 12.03.2009

**Proposal :** Single storey garage extension to side of house  
**Location :** 90 Runshaw Lane Euxton Chorley PR7 6AX  
**Applicant:** Mr Andrew Turner 90 Runshaw Lane Euxton Lancs Pr7 6ax United Kingdom

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**Plan Ref** 08/01256/FUL      **Date Received** 22.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 05.03.2009

**Proposal :** Single storey rear extension  
**Location :** 19 Forsythia Drive Clayton-le-Woods Chorley Lancashire PR6 7DF  
**Applicant:** Mr Andrew Muir 19 Forsythia Drive Clayton-le-Woods Chorley Lancashire PR6 7DF

---

**Plan Ref** 08/01259/FUL      **Date Received** 22.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 16.02.2009

**Proposal :** Erection of a carport extension to garage  
**Location :** 4 Ringway Chorley PR7 2QD  
**Applicant:** Mr Ronnie Barker 4 Ringway Chorley PR7 2QD

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**Plan Ref** 08/01260/FUL      **Date Received** 22.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 16.02.2009

**Proposal :** Erection of detached garage  
**Location :** 6 Strawberry Fields Chorley PR7 1PQ  
**Applicant:** Mr Mark Fairclough 6 Strawberry Fields Chorley PR7 1PQ

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**Plan Ref** 08/01262/FUL      **Date Received** 24.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 17.02.2009

**Proposal :** Construction of manege (sand paddock) for the exercise, schooling and turnout of horses,  
**Location :** Oak Dene Chorley Road Withnell Chorley PR6 8BN  
**Applicant:** Miss H Peter Oak Dene Chorley Road Withnell Chorley PR6 8BN

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**Plan Ref** 08/01263/FUL      **Date Received** 24.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 17.02.2009

**Proposal :** Erection of conservatory to rear of property  
**Location :** 8 Birch Field Clayton-Le-Woods Chorley PR6 7RE  
**Applicant:** Mr Dent 8 Birch Field Clayton-Le-Woods Chorley PR6 7RE

---

**Plan Ref** 08/01264/FUL      **Date Received** 24.12.2008      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.02.2009

**Proposal :** Erection of a replacement garage  
**Location :** South View Back Lane Mawdesley Ormskirk L40 3SY  
**Applicant:** Mr M Winstanley South View Back Lane Mawdesley Ormskirk L40 3SY

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**Plan Ref** 09/00001/FUL      **Date Received** 02.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 25.02.2009

**Proposal :** Single storey rear extension  
**Location :** Lyndon 59 Town Lane Charnock Richard Chorley Lancashire  
**Applicant:** Mr Jim Haworth Lyndon 59 Town Lane Charnock Richard Chorley Lancashire PR7 5HP

---

**Plan Ref** 09/00003/FUL      **Date Received** 05.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 05.03.2009

**Proposal :** Demolition of existing detached single storey garage and erection of a new two-storey single bedroom dwelling  
**Location :** 1 Darlington Street Coppull Chorley PR7 5AB  
**Applicant:** Mr Ed Whitely 1 Darlington Street Coppull Nr Chorley Lancs PR7 5AB

---

**Plan Ref** 09/00004/FUL      **Date Received** 05.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 11.03.2009

**Proposal :** Erection of a single storey side extension.  
**Location :** Tullis Cottage Sandy Lane Brindle Chorley PR6 8NQ  
**Applicant:** Mr David Fellows Tullis Cottage Sandy Lane Brindle Chorley PR6 8NQ

---

**Plan Ref** 09/00005/FUL      **Date Received** 05.01.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley South      **Date Decided** 17.03.2009  
East

**Proposal :** Erection of a single storey rear extension.  
**Location :** 14 Cheam Avenue Chorley PR7 3AR  
**Applicant:** Mrs Brigitte Maple 14 Cheam Avenue Chorley PR7 3AR

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**Plan Ref** 09/00007/FUL      **Date Received** 06.01.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley North      **Date Decided** 25.02.2009  
West

**Proposal :** Installation of an obscurely glazed opening window in the second floor of the South  
West gable elevation.  
**Location :** 25 Avondale Road Chorley PR7 2ED  
**Applicant:** Mrs Rosemary Grimes 25 Avondale Road Chorley PR7 2ED

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**Plan Ref** 09/00008/FUL      **Date Received** 06.01.2009      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Eccleston And      **Date Decided** 06.03.2009  
Mawdesley

**Proposal :** Raising of roof to enable provision of first floor accommodation, provision of two  
front dormers, new front porch and single storey rear extension erected under  
Permitted Development rights  
**Location :** Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE  
**Applicant:** Mr Sharples Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE

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**Plan Ref** 09/00010/FUL      **Date Received** 07.01.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Clayton-le-Woods      **Date Decided** 04.03.2009  
And Whittle-le-  
Woods

**Proposal :** Erection of a two storey side and single storey rear extension  
**Location :** 23 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG  
**Applicant:** Mr Robert Garswood 23 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG

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**Plan Ref** 09/00011/FUL      **Date Received** 07.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 12.03.2009

**Proposal :** Erection of a single storey side and rear extension  
**Location :** 63 Wilderswood Close Clayton-Le-Woods Chorley PR6 7SH  
**Applicant:** Mr David Barnes 63 Wilderswood Close Clayton-Le-Woods Chorley PR6 7SH

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**Plan Ref** 09/00015/FUL      **Date Received** 08.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 04.03.2009

**Proposal :** Two storey side extension incorporating room in roof space,  
**Location :** 4 Prospect Terrace Withnell Chorley Lancashire PR6 8RN  
**Applicant:** Mr J Whiteside 4 Prospect Terrace Withnell Chorley Lancashire PR6 8RN

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**Plan Ref** 09/00016/OUT      **Date Received** 08.01.2009      **Decision** Permit Outline Planning Permission

**Ward:** Chisnall      **Date Decided** 18.03.2009

**Proposal :** Erection of 2 new dwellings following demolition of existing bungalow  
**Location :** Annbray 29 Charter Lane Charnock Richard Chorley PR7 5LZ  
**Applicant:** Mr Barry Catterall Annbray 29 Charter Lane Charnock Richard Chorley PR7 5LZ

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**Plan Ref** 09/00019/FUL      **Date Received** 12.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 09.03.2009

**Proposal :** Extensions and alterations to existing outbuilding to form granny annexe  
**Location :** 5 Spinney Close Whittle-Le-Woods Chorley PR6 7PW  
**Applicant:** D Segun Akinpelu 5 Spinney Close Whittle-Le-Woods Chorley PR6 7PW

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**Plan Ref** 09/00021/FUL      **Date Received** 12.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 09.03.2009

**Proposal :** Erection of detached garage/workshop in rear garden of property  
**Location :** 55 The Asshawes Heath Charnock Chorley PR6 9JN  
**Applicant:** Mr David Winstanley 55 The Asshawes Heath Charnock Chorley PR6 9JN

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**Plan Ref** 09/00022/FUL      **Date Received** 12.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 09.03.2009

**Proposal :** Two storey rear extension and widening of site entrance.  
**Location :** Highgrove 148 The Green Eccleston Chorley Lancashire  
**Applicant:** Mr & Mrs Barker Highgrove 148 The Green Eccleston Chorley Lancashire PR7 5SB

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**Plan Ref** 09/00025/FUL      **Date Received** 13.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 10.03.2009

**Proposal :** Erection of single bedroom detached bungalow  
**Location :** Land 7m North West Of 383 Langton Brow Eccleston  
**Applicant:** Mr John Thompson Holly House Bank Head Lane Hoghton Lancs

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**Plan Ref** 09/00026/FUL      **Date Received** 14.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 18.03.2009

**Proposal :** Erection of a first floor front extension over existing garage,  
**Location :** 28 The Ridings Whittle-Le-Woods Chorley PR6 7QH  
**Applicant:** Mr J Nelson 28 The Ridings Whittle-Le-Woods Chorley PR6 7QH

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**Plan Ref** 09/00028/FUL      **Date Received** 15.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 12.03.2009

**Proposal :** Single storey side extension, hip to gable enlargement, rear dormer and double garage with new access to rear.  
**Location :** 75 Cedar Avenue Euxton Chorley PR7 6BN  
**Applicant:** Mr & Mrs Vernon Strang 75 Cedar Avenue Euxton Chorley PR7 6BN

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**Plan Ref** 09/00029/FUL      **Date Received** 16.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 12.03.2009

**Proposal :** Proposed erection of electric gates with pedestrian access to new residential development  
**Location :** Land 40m East Of 104 Preston Road Whittle-Le-Woods  
**Applicant:** Wainhomes North West Ltd 6 Harvard Court Quay Business Centre Warrington WA2 8LT

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**Plan Ref** 09/00031/FUL      **Date Received** 18.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 12.03.2009

**Proposal :** Change of use from B1 (Business) to B2 (General Industrial) to allow MOT testing to motor vehicles

**Location :** Car Crash Lines UK Group Plc Unit 1 Crosse Hall Street Chorley PR6 0QQ

**Applicant:** Mr Ian Brown Ian Brown & John Adshead Unit 1 Crosse Hall Street Chorley Lancashire PR6 0UH UK

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**Plan Ref** 09/00032/FUL      **Date Received** 19.01.2009      **Decision** Refuse Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 13.03.2009

**Proposal :** Single storey rear extension

**Location :** 62 Carrington Road Chorley Lancashire PR7 2DQ

**Applicant:** Mr Bernard Whittle 62 Carrington Road Chorley Lancashire PR7 2DQ

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**Plan Ref** 09/00036/FUL      **Date Received** 20.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 17.03.2009

**Proposal :** Conversion of barn into dwelling and part re-build

**Location :** Barn 40m North West Of Rigby House Farm The Common Adlington

**Applicant:** Mr Stuart Ashburn Rigby House Farm The Common Adlington Chorley PR7 4DP

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**Plan Ref** 09/00037/LBC      **Date Received** 20.01.2009      **Decision** Grant Listed Building Consent

**Ward:** Adlington & Anderton      **Date Decided** 17.03.2009

**Proposal :** Listed Building consent for the conversion of barn into dwelling and part re-build

**Location :** Barn 40m North West Of Rigby House Farm The Common Adlington

**Applicant:** Mr Stuart Ashburn Rigby House Farm The Common Adlington Chorley PR7 4DP

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**Plan Ref** 09/00041/FUL      **Date Received** 22.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 13.03.2009

**Proposal :** Provision of clear glazed window in gable end of property as part of loft conversion work

**Location :** 182 Preston Road Coppull Lancashire PR7 5ED

**Applicant:** Mr And Mrs Latimer 182 Preston Road Coppull Lancashire PR7 5ED

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**Plan Ref** 09/00042/FUL      **Date Received** 22.01.2009      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 24.02.2009

**Proposal :** Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 No detached houses/infrastructure on adjacent plot

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

**Applicant:** Wainholmes Developments Ltd Unit 6 Harvard Court Quay Business Centre Winwick Quay Warrington Cheshire WA2 8LT

**Plan Ref** 09/00043/FUL      **Date Received** 22.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 13.03.2009

**Proposal :** Single storey rear extension

**Location :** 6 Blackburn Street Chorley Lancashire PR6 0PQ

**Applicant:** Mr Darren Thompson 6 Blackburn Street Chorley PR6 0pq

**Plan Ref** 09/00045/FUL      **Date Received** 23.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 13.03.2009

**Proposal :** Bay window front extension

**Location :** 14 Windermere Drive Adlington Chorley PR6 9PD

**Applicant:** Mr Ian Fletcher 14 Windermere Drive Adlington Chorley PR6 9PD

**Plan Ref** 09/00048/FUL      **Date Received** 26.01.2009      **Decision** Refuse Full Planning Permission

**Ward:** Euxton North      **Date Decided** 24.02.2009

**Proposal :** Two storey side extension

**Location :** 48 Cedar Avenue Euxton Chorley PR7 6BD

**Applicant:** Mr David Banks 48 Cedar Avenue Euxton Chorley PR7 6BD

**Plan Ref** 09/00051/FUL      **Date Received** 26.01.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 24.02.2009

**Proposal :** Single storey rear extension

**Location :** 18 Epsom Croft Anderton Chorley PR6 9LL

**Applicant:** Mr Simon Mitchell 18 Epsom Croft Anderton Chorley PR6 9LL

<b>Plan Ref</b>	09/00058/CTY	<b>Date Received</b>	28.01.2009	<b>Decision</b>	No objection to LCC Reg 3/4 Application
<b>Ward:</b>	Astley And Buckshaw	<b>Date Decided</b>	23.02.2009		
<b>Proposal :</b>	Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the site				
<b>Location :</b>	Land East Of Worden And Buckshaw Woods Royal Ordna Euxton Lane Euxton Lancashire				
<b>Applicant:</b>	BAE Systems				
<b>Plan Ref</b>	09/00073/FUL	<b>Date Received</b>	03.02.2009	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Lostock	<b>Date Decided</b>	09.03.2009		
<b>Proposal :</b>	Demolition of wooden garage and erection of a replacement brick garage				
<b>Location :</b>	1 Ridley Lane Ulnes Walton Leyland PR26 9JA				
<b>Applicant:</b>	Mr G T Iddon 1 Ridley Lane Ulnes Walton Leyland PR26 9JA				
<b>Plan Ref</b>	09/00078/SCE	<b>Date Received</b>	04.02.2009	<b>Decision</b>	Screening Opion - EIA Required
<b>Ward:</b>	Lostock	<b>Date Decided</b>	23.02.2009		
<b>Proposal :</b>	EIA Screening Opinion for Plocks Farm, Liverpool Road, Bretherton				
<b>Location :</b>	Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX				
<b>Applicant:</b>	Tom Hollick BCA Lansdscape 19 Old Hall Street Liverpool L3 9JQ				
<b>Plan Ref</b>	09/00085/CTY	<b>Date Received</b>	06.02.2009	<b>Decision</b>	No objection to LCC Reg 3/4 Application
<b>Ward:</b>	Chorley East	<b>Date Decided</b>	05.03.2009		
<b>Proposal :</b>	Erection of a pre-fabricated concrete store				
<b>Location :</b>	Highfield Nursery School Wright Street Chorley PR6 0SL				
<b>Applicant:</b>	LCC LCC South Area Office Red Rose Hub Preston PR2 5PZ				

**Plan Ref** 09/00086/CTY      **Date Received** 06.02.2009      **Decision** Object to  
LCC Reg  
3/4  
application

**Ward:** Adlington &      **Date Decided** 05.03.2009  
Anderton

**Proposal :** Erection of 2m high fencing on top of existing wall, to a combined height of between 3m and 3.5m. One section of 2.4m high fencing and gate to part of school boundary, widening of existing access gate to 4m and creation of pedestrian access. Erection of 1.2m high railing and gate to part of school frontage.

**Location :** Adlington Church Of England School Park Road Adlington Lancashire

**Applicant:** LCC LCC South Area Office Red Rose Hub Preston PR2 5PZ

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