

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 30th June 2009

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, two working days before the day of the meeting. (12 Noon on the Friday prior to the meeting)
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

ORDER OF SPEAKING AT THE MEETINGS

1. The Corporate Director (Business) or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. The applicant or her/his representative will be invited to respond, again for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
4. A local Councillor who is not a member of the Committee may speak on the proposed development.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

19 June 2009

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 30TH JUNE 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, 30th June 2009 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

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

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

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

To confirm the minutes of the Development Control Committee meeting held on 26 May 2009 (enclosed)

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

A table of planning applications is to be determined is enclosed.

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

(a) **09/00150/FUL - 605, Preston Road, Clayton-Le-Woods** (Pages 11 - 18)

Report of Corporate Director (Business) (enclosed)

(b) 09/00335/OUT - 57, Charter Lane, Charnock Richard, Chorley (Pages 19 - 26)
Report of Corporate Director (Business) (enclosed)

(c) 09/00108/FUL - 26A Lancaster Lane, Clayton-Le-Woods, Chorley (Pages 27 - 34)
Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals Notification Report (Pages 35 - 38)**

Report of Corporate Director (Business) (enclosed)

6. **Planning applications determined by the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee**

(a) Planning applications delegated on 26 May 2009 (Pages 39 - 40)
Table (enclosed)

(b) Planning applications delegated on 10 June 2009 (Pages 41 - 42)
Table (enclosed)

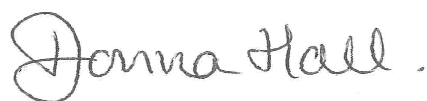
(c) Planning applications delegated on 17 June 2009 (Pages 43 - 44)
Table (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business) (Pages 45 - 60)**

Schedule of applications determined between 14 May and 16 June 2009 (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry Caunce, Mike Devaney, David Dickinson,

Dennis Edgerley, Keith Iddon, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape) for attendance.

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

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

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

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

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Development Control Committee**Tuesday, 26 May 2009**

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Alistair Bradley, Mike Devaney, David Dickinson, Dennis Edgerley, Keith Iddon, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape

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

Also in attendance: Councillors Debra Platt

09.DC.40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Judith Boothman, Henry Counce and Roy Lees.

09.DC.41 DECLARATIONS OF ANY INTERESTS

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

Councillor Harold Heaton – 09/00177/COU

Councillor Geoff Russell – 09/00177/COU

09.DC.42 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 22 April 2009 be held as a correct record for signing by the Chair.

09.DC.43 APPOINTMENT OF CHAIR FOR PLANNING APPLICATION 09/00177/COU

It was proposed by Councillor Harold Heaton, seconded by Councillor Geoff Russell and was subsequently **RESOLVED to appoint Councillor Michael Devaney as Chair for planning application 09/00177/COU as both the Chair and Vice Chair of the Development Control Committee had declared a prejudicial interest (09.DC.42) for this item.**

09.DC.44 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on three applications for planning permission to be determined by the Committee.

RESOLVED – That planning applications, as now submitted, be determined in accordance with the Committee's decisions recorded below:

- (a) **09/00177/COU - Park View, Runshaw Lane, Euxton, Chorley**

(Councillors Harold Heaton and Geoff Russell declared a prejudicial interest and left the meeting for the duration of this item)

(The Committee received representations from a supporter of the application and the applicant)

(The ward representative Councillor Debra Plat also spoke in support of the application)

Application no: 09/00177/COU
 Proposal: Retrospective application for the change of use of land used as residential cartilage and an additional area of agricultural land to a mixed use of the land for residential cartilage, agricultural land and the storage of 20 touring caravans.

Location: Park View, Runshaw Lane, Euxton, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and was subsequently **RESOLVED (7:5) with Councillors Ken Ball, Julia Berry, David Dickinson, Keith Iddon, June Molyneaux, Mick Muncaster and Ralph Snape voting for the proposal and Councillors Alistair Bradley, Mike Devaney, Dennis Edgerley, Adrian Lowe and Simon Moulton voting against to grant conditional planning permission subject to compliance with the Town and Country Planning (Consultation) (England) Direction 2009 and identification on conditions to be delegated to the Corporate Director (Business) in consultation with the Chair for planning application 09/00177/COU.**

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

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

Application no: 09/00137/FUL
 Proposal: Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of the wall to Shaw Brow.

Location: 174, Preston Road, Whittle-Le-Woods, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Mick Muncaster and subsequently **RESOLVED (9:2) to grant planning permission subject to the following conditions:**

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

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

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

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

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

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

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

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

7. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. In addition, it shall specifically give full details of the new hedge to be planted against the boundary with Shaw Brow as shown on Drawing No TR/PL/08/004 including the species, number and distribution of whips to be planted to form the hedge.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building/extension(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. This shall include full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building(s). The development shall only be carried out using the approved external facing materials in conformity with the approved details.

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

16. Before development commences, details of the treatment of the proposed external windows and doors in the extension hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the materials to be used and their external finish including any reveal (recess), surrounds, cills or lintels.

Reason: In the interest of character and appearance of the building and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

(c) **09/00180/FULMAJ - Land 100m East of 3 Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application no: 09/00180/FULMAJ
 Proposal: Erection of primary school with associated playing fields, 2.4 metre high boundary fence and car park at Buckshaw Village
 Location: Land 100m East of 3 Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire

Decision:
 It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED to grant planning permission subject to the following conditions:**

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

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

2. 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 and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected on 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. In particular the details shall include the full specification of the 2.4 metre high site boundary fence. 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.

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 full details of the colour, form and texture of all external facing materials to the proposed building (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 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 of the Adopted Chorley Borough Local Plan Review.

8. Prior to the commencement of the development full details of the renewable and low carbon technology to be incorporated into the building shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall incorporate the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

9. No development shall take place until details of the proposed surface water drainage arrangements for the playing pitches/ fields 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.

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.

09.DC.45 PLANNING APPEALS NOTIFICATION REPORT

The Corporate Director (Business) submitted a report giving notification of eight appeals that had been granted by the County Planning Inspectorate.

RESOLVED – That the report be noted.

09.DC.46 PLANNING APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, tables listing thirteen applications for Category 'B' development proposals which had been determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee at meetings held on 22 April and 13 May 2009.

RESOLVED – That the tables be noted.

09.DC.47 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS)

The Committee received for information, a schedule listing the remainder of the planning applications that had been determined by the Corporate Director (Business) under delegated powers between 9 April and 13 May 2009.

RESOLVED – That the schedule be noted.

Chair

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Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 30.06.2009 |

PLANNING APPLICATIONS AWAITING DECISION

| Item | Application No. | Recommendation | Location | Proposal |
|------|-----------------|--|--|---|
| 1 | 09/00150/FUL | Permit (Subject to Legal Agreement) | 605 Preston Road Clayton- Le-Woods Chorley PR6 7EB | Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 detached houses/infrastructure on adjacent plot |
| 2 | 09/00335/OUT | Outline App Permitted with Legal Agmnt | 57 Charter Lane Charnock Richard Chorley PR7 5LY | Outline application for new two storey dwelling attached to 57 Charter Lane (specifying access, appearance and layout) |
| 3 | 09/00108/FUL | Permit (Subject to Legal Agreement) | 26A Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN | Erection of 5 additional units at 26A Lancaster Lane and proposed amendments to previously approved layout (08/00787/FUL) 24 Lancaster Lane, including plot substitution of house type - plot 4 and amended position of plot 8 |

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Item 1 **09/00150/FUL** **Permit (Subject to Legal Agreement)**

Case Officer **Mr Andy Wiggett**

Ward **Clayton-le-Woods North**

Proposal **Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 detached houses/infrastructure on adjacent plot**

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

Applicant **Wainholmes Developments Ltd**

Proposal The application relates to an amendment to a previously approved housing scheme to allow for the construction of a further 7 dwellings on the adjacent plot of land. Access will be achieved by constructing a short cul-de-sac off the already constructed road into the site from the A6 Preston Road. The proposal involves the erection of 7 detached houses.

Policy **Chorley Borough Local Plan Review**
 GN1- Settlement Policy Main - Settlement
 HS4 – Design and Layout of Residential Developments
 TR4 - Highway Development Control Criteria
 EM6 – Financial and Professional Services
 SP6 – District, Neighbourhood and Local Shopping Centres
Chorley into 2016: Sustainable Resources DPD
 SR1 – Incorporating Sustainable Resources into New Development
Preferred Core Strategy
 PCS1
 PCS14

Planning History **08/00203/FULMAJ** – erection of 24no. two storey dwellings including demolition of existing residential property
09/00042/FUL – amendment to previously approved layout and erection of 7no.detached houses/infrastructure on adjacent plot

Consultations **Lancashire County Highway Authority** – highway not up to adoption standard, car parking does not meet RSS standards, car parking spaces and garages do not meet dimensions as set out in Manual for Streets, will need a management agreement to deal with future maintenance.
Parish Council – object on the grounds of increased traffic on the A6 Preston Road and note from the plan that the road within the estate appears to be very narrow and shows no footpaths.
Ward Councillor – objects on the same grounds as previous application.

Representations

- Safety of vehicles at the junction with the A6 affected by greater number of vehicles turning
- Safety during construction as workers vehicles obstruct the

footpath

- Visual appearance of the recently built houses does not seem in keeping with other properties which front the A6
- Needs a condition regarding on-site parking for workers

Applicant's Case

- The application is on previously developed land in a highly sustainable location.
- The design of the scheme is appropriate for this location and takes into account the need to preserve the amenity of neighbours
- The proposals conform to the policies of the adopted development plan including GN1
- Planning permission can be granted in the knowledge that no unacceptable harm will arise to residential amenity and that the appearance and character of the area will benefit from the proposed development

Assessment

The main issue with regard to the application concerns planning policy. In the Local Plan the site is allocated for office use and is also within the boundary of the Clayton Green District Centre. This was established as part of the New Town master plan and was intended to have an office park as well as provide for shopping and community facilities for the surrounding residential area. The centre is located in an accessible position with bus routes close by. However, the application site has remained as the undeveloped last phase of the office park despite being covered by an extant planning permission and a redesigned office scheme approved in July 2007. The applicants have submitted a marketing report demonstrating the lack of demand for office space at Clayton Green. The site has been marketed from 2005 and the agents conclude that there is an oversupply of available B1 office accommodation including 22000sq ft within the Clayton Green site. It should be noted that the Clayton Green district centre is not unique in this situation and that the Ackhurst Business Park, a much larger allocation, similarly has vacant office space. With the proposed office development at Buckshaw yet to come on stream it is considered that the Clayton Green offices do not have sufficient critical mass to make them an attractive location for firms to occupy given the size of unit available.

On balance it is considered that the loss of the site for office development and development for seven houses whilst not in conformity the development plan is acceptable. Ideally the allocation of the site should be reviewed as part of the LDF but to refuse the application on the grounds of prematurity is most unlikely to be successful on appeal. It would be difficult to substantiate a case that the site should continue to remain undeveloped until the adoption of the LDF particularly when past marketing has not produced any meaningful interest. This is a small site and firms looking for office space in the Borough are more likely to choose to locate in Buckshaw.

The application proposes an additional 7 dwellings and the substitution of a different house type on the approved layout to facilitate the creation of a short cul-de-sac to give access into the adjoining plot of land. At its basic level the now amended layout is acceptable with regard to the layout of the houses, the access and parking details. The Highway Authority do not object to the use of

the new access onto Preston Road but are critical of the internal design of the road and parking. The amended layout is not to adoption standards but a condition can be attached requiring a management agreement be put in place covering future maintenance of the highway. The cul-de-sac is 53m in length and so complies with guidance set out in Manual for Streets with regard to waste collection carry distances as refuse vehicles need to go down the main access road into the estate.

With regard to the provision of on-site parking for workers vehicles, this is not a matter which can be controlled by planning conditions and would be ultra vires.

This is a mixed use area and the site has a large residential care home to the north and to the west and south there is a business park with buildings standing in landscaped grounds. The development of the site for residential purposes will not detract from the character of the area to any extent as the houses will be two storey with a variety of styles which reflects that there is no one predominant design to be found in the area.

There are some weaknesses with regard to the sustainable resources statement and the applicant has been asked to amend this. This can be conditioned to secure the changes.

There will be a need for a S106 agreement to cover the commuted sum for play area provision.

Conclusion

The Local Plan allocation is quite specific for this site in that the site should be developed for office purposes and form part of a district centre. However it would seem that the original New Town concept of a small office park is not being supported by the market and the planning strategy being implemented by the Local Planning Authority to secure major development at Buckshaw has contributed to this response from those seeking office space. It is not considered that to release this small site will undermine the district centre or reduce the potential for more office employment.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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

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

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

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

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

and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls, including those along the rear of the site which abuts the commercial estate road from plot 10 to plot 8, to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

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

5. 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. This consent relates to the amended plan received on 8th June 2009 and amended Sustainable Resources Document received on the 10th June 2009.

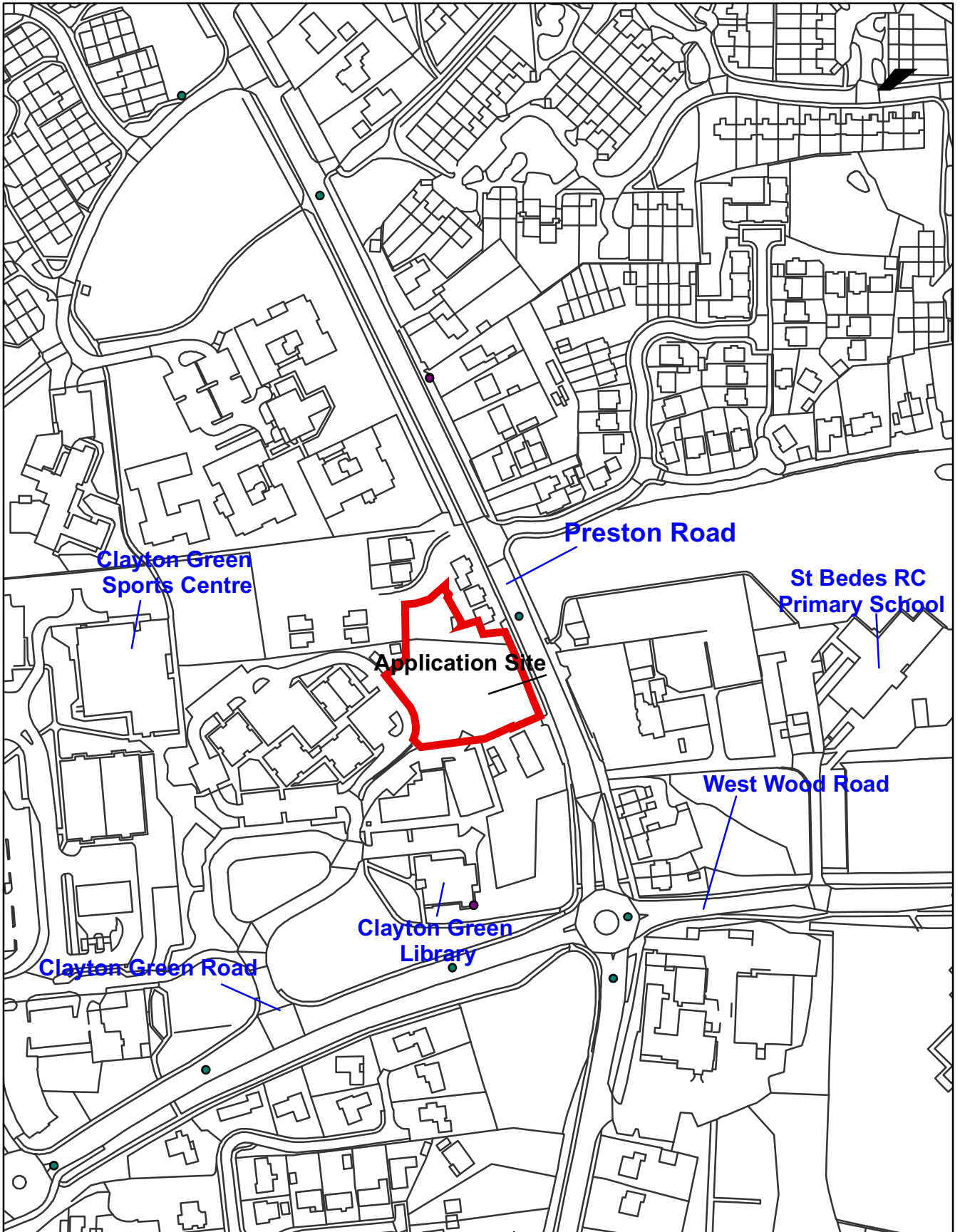
Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

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

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



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

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Application Number:
09/00150/FUL

Grid Ref:
E: 357823
N: 423716

Scale:
1:2,500

Agenda Item No.
1

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605 PRESTON ROAD, CHORLEY.

Scale 1:500
 This drawing is to be used only for the purposes of the project for which it is prepared and no liability shall be accepted by the author for any other use of the drawing. It is the responsibility of the client to ensure that the drawing is used for the correct purpose and that it is not used for any other purpose without the prior written consent of the author.

| Schedule | No. | |
|--------------|------------|-----------|
| Eg | Egerton | 4 |
| Ca | Cambridge | 4 |
| Sn | Sandown | 3 |
| Cl | | 1 |
| Cl | Claydon | 1 |
| N | Nelson | 4 |
| D | Dunham | 2 |
| T | Telford | 1 |
| J | Jenner | 3 |
| W | Warren | 2 |
| Oxf | Oxford | 2 |
| Da | Davey | 1 |
| Wor | Wordsworth | 1 |
| Sc | Scott | 1 |
| TOTAL | | 31 |

| Rev. | Description | By | Date |
|------|---|-----|----------|
| B | Position of plots 5 & 6 amended. Road widened to accommodate localized parking places, indicative refuse collection points highlighted. | TGH | 25/02/09 |
| A | Plot 3 garage position amended & Oxford house type updated. | TGH | 21/01/09 |

mek
 partnership limited
 Burnby Villa,
 4B Watling Street Road,
 Fulwood,
 Preston,
 Lancs. PR6 8BP
 E-mail: mek@mekpartnership.co.uk
 Web: www.mekpartnership.co.uk
 Tel: 01772 774610 fax 01772 774811

WAINHOMES

Job Title
605 Preston Road, Chorley.

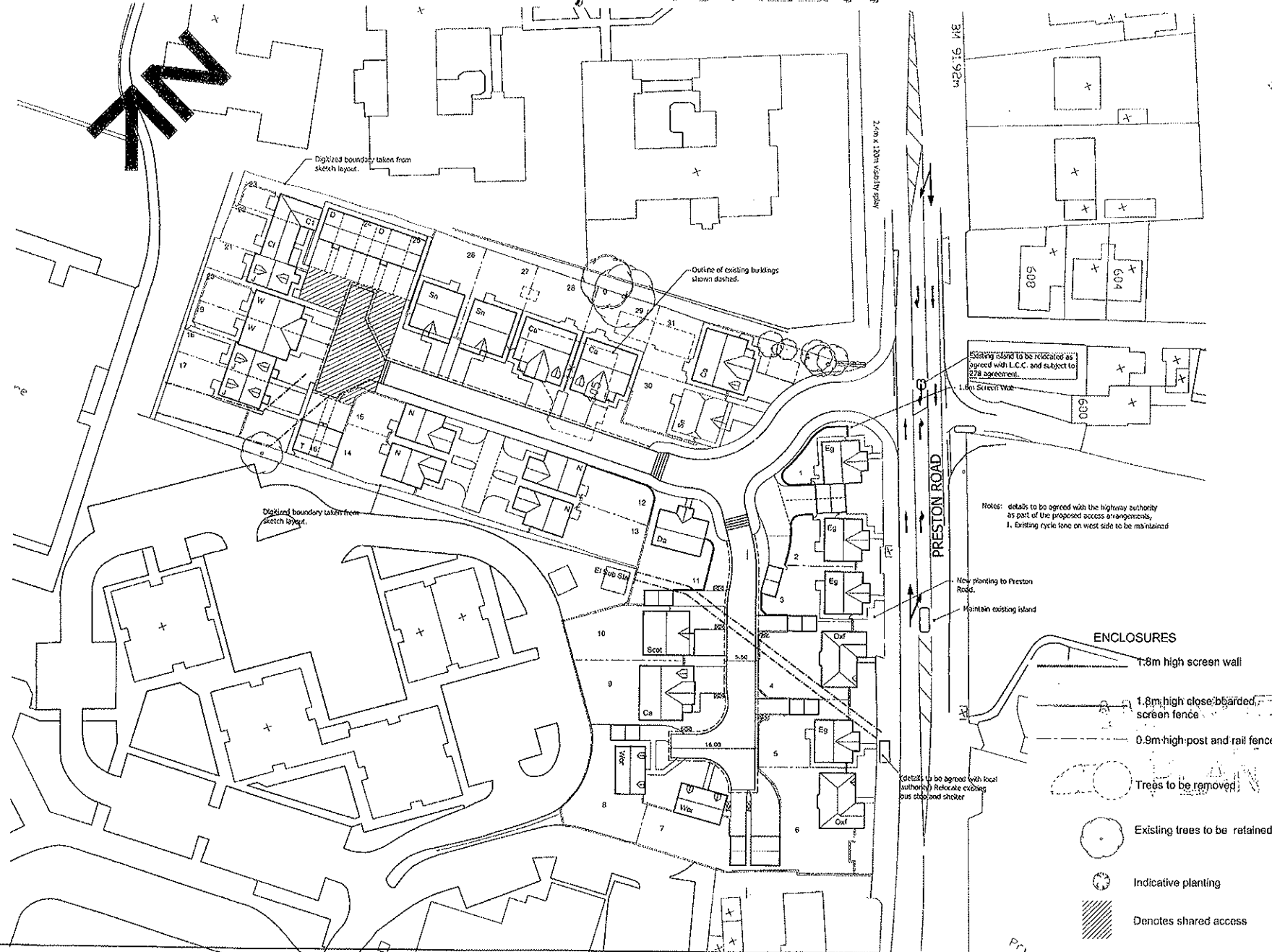
Drawing Title
Site Layout A2

09/00150/FUR

| Original Scale | Drawn | Checked | Authorized |
|----------------|---------------|---------|------------|
| 1:500 | TGH | | |
| | Date 19/01/09 | Date | Date |

Drawing Status
PRELIMINARY

| Job No. | Drawing No. | Rev. |
|---------|-------------|------|
| 07-123 | AL-003 | B |



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Item 2 09/00335/OUT Outline App Permitted with Legal Agmnt

Case Officer **Caron Taylor**

Ward **Chisnall**

Proposal **Outline application for new two storey dwelling attached to 57 Charter Lane (specifying access, appearance and layout)**

Location **57 Charter Lane Charnock Richard Chorley PR7 5LY**

Applicant **Mrs Sandra Wareing**

Proposal: The proposal is an outline application for new two-storey dwelling attached to 57 Charter Lane (specifying access, appearance and layout).

Background: The application site is a piece of land on Charter Lane between no. 57 (the end property of a row of three terraces) and Charnock Richard Football Club.

Summary: The principle of a dwelling on the site is acceptable. The design of the proposed dwelling has been amended to be more in keeping with the existing row of terraced properties and a low boundary wall introducing at the front to enhance its appearance in the street.

Planning Policy: GN4: Settlement Policies for Other Rural Settlements
HS9: Residential Extensions in Settlements Excluded from the Green Belt.
HDG: Householder Design Guidance Supplementary Planning Document
EP20: Noise
HS4: Design and Layout of Residential Developments

Planning History: There is no planning history relevant to the current application.

Consultations: Charnock Richard Parish Council
Object as the proposals would result in a dwelling too close in proximity to the adjacent football club which is a licensed building, including an entertainments license. This would result in noise nuisance issues. The Parish Council is also concerned that the proposed dwelling is on the land not entirely in the ownership of the applicant.

Planning Policy/Urban Design

The erection of a single dwelling on the site is acceptable in principle provided the proposal would complement the character and setting of the existing buildings. However, there are some reservations about the proposal.

It is considered that to set the building back is purely to accommodate two parking spaces and not so the 'building can be read in its own right' as the design and access statement suggests. Good urban design would dictate that the architectural treatment of the proposal should continue the terrace and not stand out in its own right. The character of the terrace is made up of the continuous building line, the verticality of the windows and

doors, the rhythm created by the repetition of windows, doors and chimneys and the consistency of materials. This proposal ignores this by; introducing a wider frontage with square windows, omitting the chimney detail, losing the articulation/emphasis of the door and introducing an 'alien' toilet window.

Another important element of the traditional character of these terraces is the front wall/hedge boundary treatment to the front gardens, which is already being undermined along this road. The proposal will compound this problem as hedges will be lost and hardstanding created to the front of two properties to the detriment of the soft landscape character of the streetscene.

The width of the dwelling should be reduced, a chimney added and the proportions and positioning of the windows and doors carried through in this proposal. This could allow for parking to be provided alongside the dwelling. It is also suggested that more details of the front garden/forecourt treatment be provided including the retention of low walls, hedges and gates as far as practicable. Perhaps accommodating one car per dwelling would allow some form of acceptable boundary treatment would be a practical compromise.

LCC Highways

State the requirements for the sightlines from the site and that there are obstructions in both directions that would prevent this.

Coal Authority

Standing advice.

Environmental Services

Recommend an informative.

Representations: Four representations have been received to the application.

An objection has been received from no. 55 Willow Drive, the property to the rear of the site, on the grounds of overlooking and loss of privacy as the proposed building will overlook the rear of their property. A house in the proposed position would also block their last remaining open vista.

No. 61 Charter Lane questions how the new property will be able to put their bins out as no. 57 has already blocked the access off to the rear of the houses. In addition, the new property should resemble the three existing properties. From the current plans this does not seem to be the case.

Charnock Richard Football Club have also commented on the application and asked that the close proximity of the proposed new dwelling to the football club be taken into account as it will inevitably lead to complaints about noise emanating from the club unless the building is adequately insulated against such problems. This is likely to be more serious during warm weather when club windows and doors may be open.

Charnock Richard United Charities object to the application as the proposal would result in a dwelling being erected on land which is not in the ownership of the applicant (being their land) a fact which has not been clearly stated on the planning application.

Assessment:Principle of a Dwelling

The site is within the settlement of Charnock Richard covered by policy GN4. This policy states that development of infill sites will be allowed in rural settlements, an infill site will typically be no larger than an open (wall to wall) gap between two buildings of 40m. The site is situated between an existing terrace property and the pavilion building of Charnock Richard Football Club, a distance of approximately 10m. The proposal is therefore acceptable in principle.

Design and Appearance

The Council's Urban Designer has commented on the proposal and the agent has amended the plans in line with their comments. This includes lining the front elevation, rear elevation and ridge of the proposed dwelling through with the existing property, matching the window proportions and door detailing to the row of terraces and adding a chimney. It is considered that the scheme is now acceptable in design terms, as the proposed property will reflect the rest of the existing terrace, subject to suitable materials.

The proposed property will have a 1m access down the side for bins to be brought to the roadside for collection.

Neighbour Amenity

The application proposal will extend the row of three existing terraces by adding a further property on the end. To the north is the single storey building of the Football Club with only doors and high level obscure glazed windows in the side elevation facing the property. To the south the property will be attached to no. 57 which is owned by the applicant. It is not considered the proposed property will impact unacceptably on this dwelling, especially as the rear elevation is now lined through with the rear elevation of no. 57 as requested. Opposite the site is open land and parking belonging to the Football Club.

The main impact of the proposal will be to the nearest properties on Willow Drive, to the rear of the site. No's 34 and 55 bound with the application site. No. 34 is a detached property with its end gable facing towards the site. This property has no first floor windows in the elevation facing towards the site and a single flat roofed garage on its side boundary to the south. No's 55 and 53 are a pair of semi-detached dormer bungalows. No. 55 has a two-storey side extension with a Juliet balcony at first floor level. No's 55 and 57 are at a marginally higher level than the application site. In terms of interface distances there is 10.5m between the rear first floor windows of the proposed properties and the boundary with no's 55 and 34. This is in line with the Council's Householder Design Guidance. In relation to the first floor there will be approximately 24m between the first floor windows of the proposed dwelling and the first floor window with Juliet Balcony and first floor rear windows of no. 55. This exceeds the adopted interface guidelines and it therefore considered acceptable.

Representations have been received relating to possible noise disturbance to the proposed property from the Football Club building. The Environmental Protection Section has been consulted on this matter and they state they have no record of noise complaints regarding events being made against the adjacent Football Club. Charnock Richard Football Club holds a premises licence which sets out the hours of operation and also

states that to prevent public nuisance from 00.30-02.00 hours Friday and Saturday recorded music is to be played at a background level so that it is inaudible to the nearest neighbour. It would appear that the majority of the part of the building where potentially entertainment would take place is the furthest away from the proposed development.

Based on the above points the Environmental Protection Section would have no objections to the proposal but would suggest that if the proposal was approved that consideration was given to providing acoustic double glazing to the two gable end windows of the proposed property to protect the future occupants. The original submitted plans showed two windows in the end gable facing the Football Club building, one at ground floor level, which serves a lounge, and one at first floor level. Therefore Environmental Protection does not consider the dwelling could be refused on noise grounds. However, they suggest that acoustic double glazing be added to the windows.

The amended plans have removed the ground floor window in the end gable of the proposed property, which is considered a reasonable precaution. The first floor window in the gable only serves a bathroom.

Highways/Traffic

Lancashire County Highways have stated what the sight lines should be and that there are obstructions at present in the visibility splay. The plans show the telegraph pole to be relocated and this can be the subject of a condition. The amended plans now show the fencing and hedge to be removed outside the visibility splay to it can be achieved and although a small front boundary wall is introduced following the comments of the Urban Designer, this is only 600mm in height, so does not impinge on visibility while improving the design. The proposal is therefore considered acceptable in terms of highway visibility.

The original proposal before amended showed two parking spaces being created in front of the property and another in front of no. 57 the existing property (which does not require planning permission). The Council would normally require two off road spaces for a new three-bedroom property. However, due to the availability of on street parking in this location it is considered that the Council could relax this standard, as accommodating one car parking space for each of the properties would allow some form of low boundary treatment in keeping with some of the other terraces along the row as well as a small front garden/planted/grassed area that would break up the hard standing created for the two properties. The amended plans therefore show one parking space but a low front boundary treatment is introduced which improves the scheme in the streetscene.

Other

There have been a number of representations relating to ownership issues on the site. The applicant has signed Certificate A however Charnock Richard United Charities state that part of the land is in their ownership. The case officer wrote to the agent regarding this matter who has amended the red edge of the application to omit the disputed land.

Public Open Space

There is a requirement for a commuted sum towards public open space on all new dwellings such as this, which can only be secured through a Section 106 Agreement.

Conclusion: The application is recommended for approval subject to conditions and the signing of a S106 Agreement for Public Open Space.

Recommendation: Outline App Permitted with Legal Agmnt Conditions

1. An application for approval of the reserved matters (namely the 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 development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification), including samples to be used for the 600mm high new brick boundary wall to the front of the property, 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 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the details of the submitted plans, the proposed driveway shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off. In accordance with Policy No. GN5 and EP18 of the adopted Chorley Borough Local Plan Review.

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

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

5. Before the dwelling hereby permitted is occupied the telegraph pole shall be relocated to the position as shown on drawing 08/131/PO1 Rev A or another location as agreed to in writing by the Local Planning Authority.

Reason: To ensure adequate parking, maneuvering and visibility for the dwelling hereby approved and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

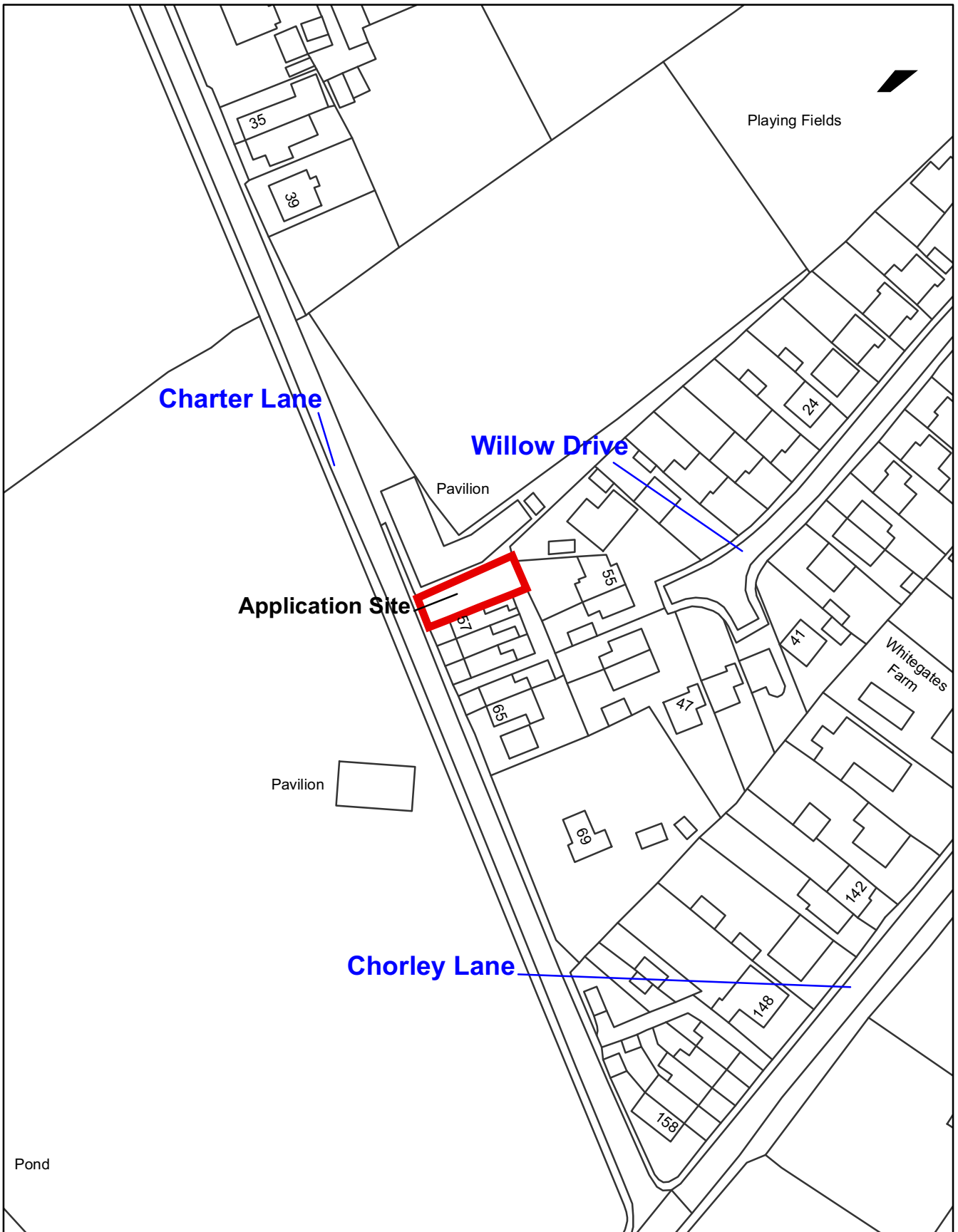
6. Before the dwelling hereby permitted is first occupied, the car parking space shall be surfaced or paved, drained and marked out in accordance with the approved plan. The

car parking space shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall only be carried out in accordance with the details set out within the Design and Access Statement dated 5th May 2009.

Reason: To provide a satisfactory form of development and in accordance with Policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.



| | | | |
|--|--|---|--------------------------------------|
| <p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley Council</p> | | <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p> | |
| <p>Application Number: 09/00335/OUT</p> | <p>Grid Ref: E: 355693 N: 415307</p> | <p>Scale: 1:1,250</p> | <p>Agenda Item No. 2</p> |

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Item 3 09/00108/FUL Permit (Subject to Legal Agreement)

Case Officer Mr Andy Wiggett

Ward Clayton-le-Woods West And Cuerden

Proposal **Erection of 5 additional units at 26A Lancaster Lane and proposed amendments to previously approved layout (08/00787/FUL) 24 Lancaster Lane, including plot substitution of house type - plot 4 and amended position of plot 8**

Location **26A Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN**

Applicant **Wainhomes Developments Limited**

Proposal The application proposes the demolition of No. 26a Lancaster Lane and its replacement with 2 two storey dwellings and within the curtilage a further 3 two storey dwellings will be erected. The development will be accessed by an extension of the cul-de-sac approved under App. No. 08/00787/FUL.

Policy **Chorley Borough Local Plan Review**
 GN1 – Settlement Policy – Main Settlements
 GN5 – Building Design
 HS4 – Design and Layout of Residential Developments
 TR4 – Highway Development Control Criteria
 EP4 – Species Protection
 SPD – HDG

Planning Policy Statement 3 - Housing

Planning History **07/00978/FUL** – erection of nine detached houses – withdrawn
07/01418/FULMAJ – erection of twelve detached residential dwellings to include demolition of 24 Lancaster Lane – withdrawn
08/00787/FUL – erection of 9 detached dwellings and demolition of 24 Lancaster Lane - approved

Consultations **Parish Council** – object on traffic grounds and overdevelopment of the site
Neighbourhoods – require a condition concerning a desk top study and site walkover to identify the potential for ground contamination
County Highways – application should be refused on highway safety grounds as road will not be to adoptable standards, drives and garages do not meet the required dimensions. Need site lines of 2.5m x 70m onto Lancaster Lane. Access road should have a width of 5.5m for 20m into the site.
Manual for Streets now states that the x and y distances for a 30mph road are 2.4m and 43m respectively and the Highway Authority requirements are based on superseded figures and therefore cannot be accepted.

Representations 23 letters of objection received raising the following issues:

- Domino effect development
- Green spaces in residential areas will be diminished
- Wildlife will suffer

- Increase in traffic on already busy road
- Other building sites available in the area
- Destroying character of Clayton-le-Woods with an alien form of development
- Risk of localised flooding

Applicant's Case

- Application is previously developed land in a highly sustainable location
- Design of scheme is appropriate for this location and takes full account of need to preserve the amenity of neighbours
- Proposals conform to Local Plan policies
- Scheme will benefit the appearance of the area

Assessment

The main issues to consider whether the development is appropriate for this include impact on neighbour amenities, the highway safety and character of the surrounding area.

Neighbour Amenities

The layout is very tight to the boundaries of the site and adjacent property particularly those on Kellet Avenue but meets the 10m guideline set out in the Council's SPD so to achieve an acceptable distance to avoid overlooking. The houses on the Lancaster Lane frontage are in line with the existing property and whilst the dwelling next to No. 26 is only 1m off the boundary there are no habitable rooms on the side elevation adjacent to it.

Highway Safety

This is a complicated situation as there will only be three additional dwellings accessed off the approved cul-de-sac. The approved access road does not meet the County Highway standards for adoption and will remain as a private road. The width of the road meets the minimum level set out in Manual for Streets to allow a car and refuse vehicle to pass. There would be footways into the site for 10m and one footway down into the cul-de-sac turning head. However, due to the length of the cul-de-sac at 110m refuse vehicles must be accommodated down the full length of the road in order to meet bin carry distances. Manual for Streets states that refuse vehicles may need to enter cul-de-sacs over 55m in length. The turning head has now been designed to accommodate refuse vehicles and follow the advice in Manual for Streets. It is noted that the car parking spaces should be 6m x 3m to meet the guidance set out in Manual for Streets and although the first part of the development already approved has spaces below this the scheme has been designed to comply with these dimensions. The recommended site lines at the Lancaster Lane junction can be achieved but there are protected trees within the verge and a condition will be required to ensure that branches etc. are removed so as not to impede visibility.

Character of the Surrounding Area

In determining this application regard has been had to the Inspector's decision on development at 54 Lancaster Lane. He

was of the opinion that as the development contained dwellings of the same type as found in the area, this would reflect its character. The character of this part of Lancaster Lane is very similar to that around 54 so that this development by the same token can be considered in character. The issue of the acquisition of further land and as a result the gradual extension of new residential development beyond that previously approved was raised with the Inspector at the appeal but he was of the opinion that this would not result in an unacceptable form of development. The application was accompanied by an environmental assessment which did not identify the presence of bat roosts in the existing dwelling to be demolished but recommended a precautionary principle be adopted to the scheme. The application retains the protected trees but a condition is recommended regarding root protection zones in accordance with BS5837:2005 so as to ensure their safety during construction.

Conclusion

The development of this previously developed site is considered acceptable in principle as the issues raised by objectors have been considered elsewhere on Lancaster Lane where the Inspector concluded that the development of large gardens is an acceptable way to utilise such sites. The layout follows the style of the previously approved layout in terms of house types and satisfactorily allows for the cul-de-sac to be extended and allow for refuse vehicles to access the site.

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

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LANCASTER LANE, CLAYTON LE WOODS.



| Accommodation Schedule | | |
|------------------------|------------|-----------|
| Type | | No. |
| Ri | Richmond | 2 |
| Ca | Cambridge | 5 |
| En | Eton | 3 |
| M | Montgomery | 2 |
| Ofd | Oxford | 1 |
| Sc | Scott | 1 |
| Total | | 14 |

ENCLOSURES

1.8m high close boarded screen fence

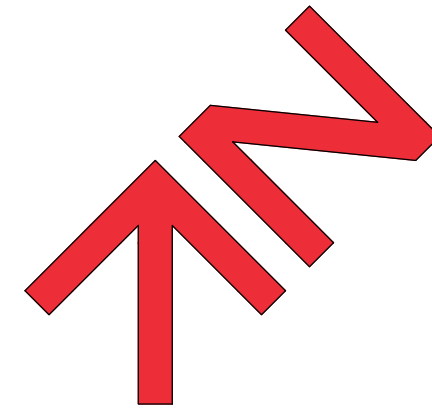
0.9m high post and rail fence

KEY

Existing trees to be retained

Indicative planting

Denotes shared access



Rev. D. Access road amended, garages, garages / drives amended to new 3m x 6m size & Position of plots 6 - 10 inc amended. TGH 18/06/09
 Rev. C. Access & position of plot 10 amended as per previous planning approval. TGH 16/06/09
 Rev. B. Topographical survey updated (Trees re-surveyed). TGH 11/03/08
 Rev. A. Plan amended following TPO - 3 units lost. TGH 17/12/07

PLANNING



Project:
 Land To The Rear of 24 - 26
 Lancaster Lane, Clayton Le Woods.

Drawing Title:
 Proposed Site Layout

Job No:
 07-182

Drawing No:
 AL003

Rev:
 D

Drawn:
 TGH

Checked:

Scale:
 1:500 @ A3

Date:
 December 2007

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| Report of | Meeting | Date |
|-------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 30.06.2009 |

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 11 May and 15 June 2009.

RECOMMENDATION(S)

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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

PLANNING APPEALS LODGED

- Appeal by Mr R Derbyshire against the delegated decision to refuse planning permission for the erection of a two-storey side and rear extension including accommodation at basement level and the erection of a single storey rear extension including balcony at 76 Rawlinson Lane, Heath Charnock (Application No. 08/01234/FUL).

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- None



PLANNING APPEALS WITHDRAWN

7 None

ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 None

ENFORCEMENT APPEALS ALLOWED

10 None

ENFORCEMENT APPEALS WITHDRAWN

11 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 12 Planning permission granted for the construction of a landscape mound for recreational and nature conservation use utilising surplus excavation soils for the redevelopment of Royal Ordnance Chorley Group One. Land East of Worden and Buckshaw Wood, Royal Ordnance Site, Euxton Lane, Chorley (Application No. 09/00058/CTY).
- 13 Planning permission granted for the erection of a single storey extension for proposed children’s centre on the north east gable end of building facing onto Highfield Road, with associated play area and landscaping. Adlington Library, Railway Road, Adlington (Application No. 09/00187/CTY).
- 14 Planning permission granted for the infill extension incorporating part of internal courtyard to extend the dining area. The Woodlands Centre, Southport Road, Chorley (Application No. 09/00278/CTY).
- 15 Planning permission granted for the formation of a hard play area to be enclosed with a 3m high MUGA fence incorporating 2.1m high access gates and the erection of 7 x 6m high lighting columns to illuminate the proposed and existing play areas. Youth and Community Centre, Lord Street, Chorley (Application No. 09/000277/CTY).

GOVERNMENT OFFICE DECISIONS

16 None

IMPLICATIONS OF REPORT

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

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

CORPORATE DIRECTOR (BUSINESS)

| Report Author | Ext | Date | Doc ID |
|---------------|------|------------|--------|
| Louise Taylor | 5220 | 17/06/2009 | |

| Background Papers | | | | |
|-------------------|-----------------------------------|------------|--------------|---|
| | Document | Date | File | Place of Inspection |
| 4 | Letter from Planning Inspectorate | 01/06/2009 | 08/01234/FUL | Civic Offices, Union Street, Chorley or on line at www.chorley.gov.uk/planning |
| 12 | Letter from Lancashire CC | 23/04/2009 | 09/00058/CTY | |
| 13 | " | 20/05/2009 | 09/00187/CTY | |
| 14 | " | 22/05/2009 | 09/00278/CTY | |
| 15 | " | 22/05/2009 | 09/00277/CTY | |

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Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 30.06.2009 |

**PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR
(BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON
26 MAY 2009**

| Application No. | Recommendation | Location | Proposal |
|-----------------|---------------------------------|---|---|
| 09/00259/REM | Approve Reserved Matters | Land 10m South East Of 91 Chorley Road Adlington | Reserved matters for the erection of two 1 bed apartments |
| 09/00266/FUL | Permit Full Planning Permission | The Legacy Rainbow House Salt Pit Lane Mawdesley Ormskirk | Formation of a play area with wheelchair access and external alterations to former stable building. |

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Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 30.06.2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 10 JUNE 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|-------------------------------------|--|---|
| 09/00249/COU | Permit Full Planning Permission | Unit 14 -17 Chorley Central Business Park Stump Lane Chorley Lancashire | Change of use of unit from B1 to D2 family entertainment centre |
| 09/00261/FUL | Permit Full Planning Permission | Adlington Community Centre Railway Road Adlington Chorley PR6 9RF | Installation of boundary fencing, erection of children's multi play unit and provision of safety surfacing |
| 09/00264/FUL | Permit Full Planning Permission | Unit 3 Cowling Business Park Canal Side Chorley Lancashire | Formation of vehicular access and revised car park layout for Unit 3. |
| 09/00284/FUL | Permit (Subject to Legal Agreement) | Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ | Amendment to previously approved scheme including substitution of one bungalow for two houses and redesign of one bungalow. |
| 09/00289/FUL | Permit Full Planning Permission | Jubilee Service Station 65 Preston Road Whittle-Le-Woods Chorley PR6 7PG | Amendment to previous scheme for remodelling a forecourt including removal of car wash and extending shop building. |
| 09/00314/FUL | Permit Full Planning Permission | Land South Of Crosse Hall Lodge Crosse Hall Fold Chorley Lancashire | Erection of a detached dwelling |

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Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 30.06.2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 17 JUNE 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|------------------------------------|---|---|
| 09/00238/OUT | Permit Outline Planning Permission | 15 Railway Road Adlington Chorley PR7 4EH | Conversion of existing property to three 1 bedroom flats and a 3 storey side extension to create a further three 1 bedroom flats (six 1 bedroom flats in total) |
| 09/00241/FUL | Permit Full Planning Permission | Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL | Two Storey Extension to Existing Outdoor Pursuits Centre |
| 09/00327/FUL | Refuse Full Planning Permission | Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton | Erection of one detached and two semi-detached dwelling houses with single garages including one detached garage |
| 09/00372/FUL | Permit Full Planning Permission | The WAP Dark Lane Whittle-Le-Woods Chorley Lancashire | Removal of condition 13 of application 06/00147/FUL |

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| Report of | Meeting | Date |
|-------------------------------|-------------------------------|--------------|
| Corporate Director (Business) | Development Control Committee | 30 June 2009 |

List of Applications Determined by the Corporate Director (Business) Under Delegated Powers Between 14th May and 16th June 2009

Plan Ref 04/01305/FUL **Date Received** 12.11.2004 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 14.05.2009

Proposal : Vary condition 4 of planning permission 9/03/1000/REM to allow a revision to landscaping details
Location : Land Rear Of 6 - 10 Athol Grove Accessed Off Buckingham Street Chorley Lancashire
Applicant: Mohammed Essa 47 Cunliffe Street Chorley Lancashire PR7 2BA

Plan Ref 08/01251/FUL **Date Received** 19.12.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 14.05.2009

Proposal : Proposed demolition of 3 storage units and erection of 3 replacement storage units
Location : Unit 11, 10 + 13 Buckingham Street Chorley PR6 0HD
Applicant: Mr Mohammed Essa Aman House Buckingham Street Chorley PR6 0HD

Plan Ref 08/01255/FUL **Date Received** 22.12.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.06.2009

Proposal : Erection of a detached chalet bungalow in rear garden
Location : 105 Preston Road Whittle-Le-Woods Chorley PR6 7PJ
Applicant: Mr John Whittle 105 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref 09/00017/FUL **Date Received** 09.01.2009 **Decision** Refuse Full
Planning
Permission

Ward: Lostock **Date Decided** 08.06.2009

Proposal : Erection of pole barn for machinery storage, erection of poly tunnel to grow produce for personal use and erection of stable block comprising of two stables, feed store and tack room

Location : Stoat Hall Fisheries Back Lane Bretherton Ormskirk PR26 9BE

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

Plan Ref 09/00101/FUL **Date Received** 11.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 19.05.2009

Proposal : Erection of greenhouse, 2 no. sheds and retention of concrete hardstanding on land to the south of Crane Street and adjoining Pear Tree House

Location : Land 15m South Of 15 Crane Street Coppull

Applicant: Mr Tony Cheetham Pear Tree House Coppull Moor Lane Coppull Chorley PR7 5JA

Plan Ref 09/00129/OUT **Date Received** 19.02.2009 **Decision** Permit
Outline
Planning
Permission

Ward: Euxton South **Date Decided** 15.06.2009

Proposal : Outline application for the erection of a detached bungalow

Location : West View Runshaw Lane Euxton Chorley PR7 6EX

Applicant: Mr David Entwistle 12 Shaw Road Hesketh Bank Preston PR4 6RB

Plan Ref 09/00131/FUL **Date Received** 20.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Chorley South
West **Date Decided** 10.06.2009

Proposal : Erection of a rear single storey extension

Location : 8 Kingfisher Close Chorley Lancashire PR7 2RB

Applicant: Mr Adrian Prendergast 8 Kingfisher Close Chorley Lancashire PR7 2RB

Plan Ref 09/00139/FUL **Date Received** 23.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 04.06.2009

Proposal : Refurbishment of building including single storey rear extension, front porch & erection of detached garage & external alterations.

Location : Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD

Applicant: Mr Peter Stuart Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD

Plan Ref 09/00140/LBC **Date Received** 23.02.2009 **Decision** Grant Listed Building Consent

Ward: Chisnall **Date Decided** 04.06.2009

Proposal : Listed Building Consent for refurbishment of building including single storey rear extension, front porch & erection of detached garage and internal and external alterations.

Location : Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD

Applicant: Mr Peter Stuart Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD

Plan Ref 09/00151/FUL **Date Received** 27.02.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.05.2009

Proposal : Proposed new house to replace ex flood damaged house

Location : 267 Southport Road Leyland PR26 8LQ

Applicant: Mr Barry Jameson c/o Homeplan Designs 49 East Beach Lytham St.Annes FY8 5EY

Plan Ref 09/00164/FUL **Date Received** 03.03.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 21.05.2009

Proposal : Two storey and single storey rear extension

Location : 13 Reeveswood Eccleston Chorley PR7 5RS

Applicant: Mrs Claire Heyes 13 Reeveswood Eccleston Chorley PR7 5RS

Plan Ref 09/00176/TPO **Date Received** 06.03.2009 **Decision** Consent for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 15.06.2009

Proposal : Pruning to trees in garden of 7 and to the rear of 8 Langton Close

Location : 8 Langton Close Eccleston Chorley PR7 5UU

Applicant: Mr Adrian Thornley 8 Langton Close Eccleston Chorley PR7 5UU

Plan Ref 09/00190/FUL **Date Received** 11.03.2009 **Decision** Refuse Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 14.05.2009

Proposal : Creation of a vehicular access onto Central Avenue to serve Buckshaw Hall

Location : Buckshaw Hall Central Avenue Buckshaw Village Chorley Lancashire

Applicant: Redrow Homes & Barratt Developments Redrow House 14 Eaton Avenue Matrix Office Park Buckshaw Village Chorley PR7 7NA

Plan Ref 09/00192/FUL **Date Received** 11.03.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 22.05.2009

Proposal : Erection of replacement agricultural building to form extension to existing agricultural building
Location : Boardmans Heights Farm Bury Lane Withnell Chorley PR6 8SJ
Applicant: Mr Andrew Tattersall 103 Bury Lane Withnell Chorley PR6 8SD

Plan Ref 09/00193/FUL **Date Received** 11.03.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 11.06.2009

Proposal : Dormer roof extension to rear roof plane and provision of summerhouse in rear garden
Location : 11A Westhead Road Croston Leyland PR26 9RQ
Applicant: Ms Kim Whitaker 11A Westhead Road Croston Leyland PR26 9RQ

Plan Ref 09/00199/TPO **Date Received** 13.03.2009 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 02.06.2009

Proposal : Pruning of Oak tree at 8 Sandy Lane, Adlington
Location : Sandons Farm Sandy Lane Adlington Chorley PR7 4JT
Applicant: Mrs Kim McKenzie 8 Sandy Lane Adlington Chorley PR7 4JT

Plan Ref 09/00210/FUL **Date Received** 17.03.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 22.05.2009

Proposal : Erection of extension to rear of school to create extended classroom and associated internal alterations
Location : Mawdesley Church Of England School Hurst Green Mawdesley Ormskirk L40 2QT
Applicant: The School Govenors Mawdesley Church Of England School Hurst Green Mawdesley Ormskirk L40 2QT

Plan Ref 09/00211/FUL **Date Received** 17.03.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 09.06.2009

Proposal : Side and rear extensions to existing dwelling house
Location : 86 Runshaw Lane Euxton Chorley PR7 6AX
Applicant: Denise And Darren Pickles 86 Runshaw Lane Euxton Chorley PR7 6AX

| | | | | | |
|-------------------|--|----------------------|------------|-----------------|---------------------------------|
| Plan Ref | 09/00218/FUL | Date Received | 18.03.2009 | Decision | Permit Full Planning Permission |
| Ward: | Brindle And Hoghton | Date Decided | 15.05.2009 | | |
| Proposal : | Provision of new access onto highway and associated extension to domestic curtilage (change of use from agricultural land to residential curtilage) and stopping up of existing unsafe access | | | | |
| Location : | Goffs Cottage Chorley Road Withnell Chorley PR6 8BN | | | | |
| Applicant: | Mr Roland Horridge Goff's Cottage Chorley Road Withnell Chorley Lancashire PR6 8BN | | | | |
| Plan Ref | 09/00219/FUL | Date Received | 18.03.2009 | Decision | Permit Full Planning Permission |
| Ward: | Wheelton And Withnell | Date Decided | 14.05.2009 | | |
| Proposal : | Erection of a two storey side extension, with single storey rear extension and front porch. Erection of a 1.8m high boundary wall. | | | | |
| Location : | 9 Millbrook Close Wheelton Chorley PR6 8JY | | | | |
| Applicant: | Kleo Broughton 9 Millbrook Close Wheelton Chorley PR6 8JY | | | | |
| Plan Ref | 09/00222/FUL | Date Received | 19.03.2009 | Decision | Permit Full Planning Permission |
| Ward: | Euxton North | Date Decided | 14.05.2009 | | |
| Proposal : | Side extension to previously approved new dwelling under construction | | | | |
| Location : | 89 Euxton Lane Euxton Chorley Lancashire PR7 6DR | | | | |
| Applicant: | Mr C Parnell 89 Euxton Lane Euxton Chorley PR7 6DR | | | | |
| Plan Ref | 09/00224/FUL | Date Received | 20.03.2009 | Decision | Permit Full Planning Permission |
| Ward: | Chisnall | Date Decided | 20.05.2009 | | |
| Proposal : | Raising the height of the roof to create accomodation at first level incorporating dormer windows to the front, side and rear elevations. Erection of a porch to the front elevation and a garden wall | | | | |
| Location : | 2 Merefold Charnock Richard Chorley PR7 5EX | | | | |
| Applicant: | Mr Brian Nolan 2 Merefold Charnock Richard Chorley PR7 5EX | | | | |
| Plan Ref | 09/00225/FUL | Date Received | 20.03.2009 | Decision | Permit Full Planning Permission |
| Ward: | Brindle And Hoghton | Date Decided | 14.05.2009 | | |
| Proposal : | Erection of a two storey side extension and single storey side extension. | | | | |
| Location : | Hawthorne Cottage Moulden Brow Feniscowles Hoghton Blackburn | | | | |
| Applicant: | Mr Robert Sturgess 56 School Lane Blackburn BB1 2LW | | | | |

Plan Ref 09/00227/FUL **Date Received** 21.03.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 22.05.2009

Proposal : Conversion of stables to Holiday Accommodation
Location : Moss Side Farm Bury Lane Withnell Chorley PR6 8SW
Applicant: Mr C Downes Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

Plan Ref 09/00228/FUL **Date Received** 21.03.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 14.05.2009

Proposal : Extension to existing golf club house
Location : Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH
Applicant: Mr C Downes Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

Plan Ref 09/00229/FUL **Date Received** 22.03.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.05.2009

Proposal : Two storey side extension including demolition of existing detached double garage
Location : 3 Ash Field Clayton-Le-Woods Chorley PR6 7QP
Applicant: Mr Mark Durning 3 Ash Field Clayton-le-Woods Chorley Lancashire PR6 7QP

Plan Ref 09/00232/FUL **Date Received** 24.03.2009 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.05.2009

Proposal : Application to extend previous temporary 5 year permission for a pre fabricated classroom building for use an out of school care club for a further 5 years to 2017
Location : Euxton Balshaw Lane County Primary School Bredon Avenue Euxton Chorley PR7 6NS
Applicant: Mrs Wendy Brooks 93 Regents Way Euxton Chorley PR7 6PG

Plan Ref 09/00234/FUL **Date Received** 25.03.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 19.05.2009

Proposal : Change of use to ground floor of shop to one bedroom flat.
Location : 2 Westminster Road Chorley Lancashire PR7 2DD
Applicant: Mrs C Jackson 7 Wyngate Road Hale Cheshire WA15 0LZ

Plan Ref 09/00235/FUL **Date Received** 25.03.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 14.05.2009

Proposal : Proposed porch extension to front entrance
Location : 123 Preston Road Whittle-Le-Woods Chorley PR6 7PJ
Applicant: Mr R B Livesley 123 Preston Road Whittle Le Woods Chorley PR6 7PJ

Plan Ref 09/00237/FUL **Date Received** 24.03.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
North **Date Decided** 14.05.2009

Proposal : Two storey side extension
Location : 68 Carr Meadow Bamber Bridge Preston PR5 8HS
Applicant: Mr Carl Farber 68 Carr Meadow Bamber Bridge Preston PR5 8HS

Plan Ref 09/00240/FUL **Date Received** 26.03.2009 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 15.05.2009

Proposal : Revision to balcony screen wall to bedroom extension approved under 03/00684/FUL (resubmission of withdrawn application 08/00325/FUL)
Location : Oak Crest Wigan Lane Heath Charnock Lancashire PR7 4DD
Applicant: Mr & Mrs Davenport Oak Crest Wigan Lane Heath Charnock Lancashire PR7 4DD

Plan Ref 09/00243/FUL **Date Received** 27.03.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 22.05.2009

Proposal : Change of use of land presently used as part of a small holding to residential garden curtilage
Location : Lissett 9 Bamfords Fold Bretherton Preston PR26 9AL
Applicant: Mr John Pigott 9 Bamfords Fold Bretherton Leyland Lancashire PR26 9AL United Kingdom

Plan Ref 09/00244/FUL **Date Received** 26.03.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 19.05.2009

Proposal : Addition of pitched roof to detached garage (currently under construction)
Location : Waterworth Farm House Withington Lane Heskin Chorley PR7 5LU
Applicant: Mrs Linda Vandenburg Waterworth Farm House Withington Lane Heskin Chorley PR7 5LU

Plan Ref 09/00245/FUL **Date Received** 26.03.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 15.05.2009

Proposal : Raising of roof to accomodate two bedrooms and bathroom
Location : 39 Southport Road Eccleston Chorley Lancashire PR7 6ET
Applicant: Mr Martin Fairhurst 39 Southport Road Eccleston Chorley Lancashire PR7 6ET

Plan Ref 09/00246/TPO **Date Received** 27.03.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 28.05.2009

Proposal : Pruning of Oak Tree at the rear of the garden covered by TPO1 (Euxton) 1971
Location : 53 Firbank Euxton Chorley PR7 6HP
Applicant: Mrs Linda Skentlebery 53 Firbank Euxton Chorley PR7 6HP

Plan Ref 09/00248/FUL **Date Received** 27.03.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 11.06.2009

Proposal : Balcony to first floor rear elevation external alterations and pitched roof to existing flat roof detached garage.
Location : Four Winds Dark Lane Whittle-Le-Woods Chorley Lancashire
Applicant: Mr J Fleming Four Winds Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AF

Plan Ref 09/00249/COU **Date Received** 27.03.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.06.2009

Proposal : Change of use of unit from B1 to D2 family entertainment centre
Location : Unit 14 -17 Chorley Central Business Park Stump Lane Chorley Lancashire
Applicant: Mr John Ambrose Chorley Business Parks Heys Farm Chapel Lane Heapey Chorley Lancashire PR6 8EW

Plan Ref 09/00252/FUL **Date Received** 30.03.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 14.05.2009

Proposal : Car port to side elevation.
Location : 60 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW
Applicant: Mrs M Western 60 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Plan Ref 09/00254/FUL **Date Received** 31.03.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 15.05.2009

Proposal : Two storey rear extension
Location : 94 Bolton Road Adlington Chorley PR6 9HT
Applicant: Ms A Richardson 94 Bolton Road Adlington Chorley PR6 9HT

Plan Ref 09/00256/FUL **Date Received** 31.03.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.05.2009

Proposal : Erection of a single storey side extension, front porch and canopy and pitched roof over existing garage/utility flat roof.
Location : 12 Balmoral Drive Brinscall Chorley PR6 8ST
Applicant: Mrs C Bussey 12 Balmoral Drive Brinscall Chorley PR6 8ST

Plan Ref 09/00258/FUL **Date Received** 01.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 05.06.2009

Proposal : Ground floor extension to provide conservatory and utility porch to rear of existing property
Location : 8 Crawford Avenue Chorley Lancashire PR7 2QT
Applicant: Alan and Anne Harling 8 Crawford Avenue Chorley Lancashire PR7 2QT

Plan Ref 09/00261/FUL **Date Received** 01.04.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 16.06.2009

Proposal : Installation of boundary fencing, erection of children's multi play unit and provision of safety surfacing
Location : Adlington Community Centre Railway Road Adlington Chorley PR6 9RF
Applicant: Mrs Sharon Hamilton Adlington Community Nursery Adlington Community Centre Railway Road Adlington Chorley PR6 9RF

Plan Ref 09/00262/FUL **Date Received** 02.04.2009 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 21.05.2009

Proposal : Proposed kitchen extension to the front of the property.
Location : The Farmhouse Ainsworth Farm Back Lane Heath Charnock Lancashire
Applicant: Mr B Dunn The Farmhouse Back Lane Heath Charnock Chorley PR6 9DJ

Plan Ref 09/00263/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 10.06.2009

Proposal : Erection of 2 storey rear extension
Location : Harry Croft Marsh Lane Brindle Chorley PR6 8NY
Applicant: Mr David Charnley Harry Croft Marsh Lane Brindle Chorley PR6 8NY

Plan Ref 09/00264/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 16.06.2009

Proposal : Formation of vehicular access and revised car park layout for Unit 3.
Location : Unit 3 Cowling Business Park Canal Side Chorley Lancashire
Applicant: Mr David McKeown Tinklers House Hoggs Lane Chorley Lancashire PR6 0QL

Plan Ref 09/00265/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 27.05.2009

Proposal : Demolition of existing single storey side building and erection of two storey side extension, single storey front extension and rear single storey sun-room.
Location : 41 Astley Road Chorley Lancashire PR7 1RR
Applicant: Mr B Wildman 41 Astley Road Chorley PR7 1RR

Plan Ref 09/00267/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 26.05.2009

Proposal : Insertion of clear glazed window to gable end (in connection with loft conversion).
Location : 4 Belmont Place Coppull Chorley PR7 5DX
Applicant: Ms Quinn 4 Belmont Place Coppull Chorley PR7 5DX

Plan Ref 09/00270/FUL **Date Received** 03.04.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.06.2009

Proposal : Two storey side extension to gable end, garden room to rear and new porch to front.
Location : Copeland Farm Flag Lane Bretherton Leyland PR26 9AD
Applicant: Mr Jonathan Rigby Rigby & Partners Copeland Farm Flag Lane Bretherton Leyland PR26 9AD

Plan Ref 09/00271/FUL **Date Received** 03.04.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 11.06.2009

Proposal : Erection of two storey front and side extension
Location : 68 Preston Road Coppull Chorley PR7 5DW
Applicant: Mr David Rothwell 68 Preston Road Coppull Chorley PR7 5DW

Plan Ref 09/00272/FUL **Date Received** 06.04.2009 **Decision** Refuse Full Planning Permission

Ward: Chorley East **Date Decided** 26.05.2009

Proposal : Two storey side extension and single storey rear extension
Location : 66 Athol Grove Chorley PR6 0LL
Applicant: Mr M Croft 66 Athol Grove Chorley PR6 0LL

Plan Ref 09/00274/OUT **Date Received** 06.04.2009 **Decision** Application Withdrawn

Ward: Eccleston And Mawdesley **Date Decided** 15.05.2009

Proposal : Development of 6 houses and associated works
Location : Land 35m West Of 19 Bannister Lane Eccleston Lancashire
Applicant: Lancashire County Council Estates Department County Hall Preston PR1 8RE

Plan Ref 09/00275/AGR **Date Received** 07.04.2009 **Decision** Prior App not required - Agr

Ward: Chisnall **Date Decided** 15.05.2009

Proposal : Application for agricultural determination for agricultural storage building for hay, straw and machinery.
Location : Knowleswood Wrennalls Lane Heskin Lancashire PR7 5PW
Applicant: Mr Michael Martland Mick Martland Knowleswood Farm Wrennalls Lane Eccleston Chorley Lancashire PR7 5PW

Plan Ref 09/00279/FUL **Date Received** 09.04.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 19.05.2009

Proposal : Erection of single storey extension at the front of the school, associated external canopy and a detached open timber 'Gazebo type' waiting shelter.
Location : St Marys Roman Catholic Primary School Wigan Road Euxton Chorley PR7 6JW
Applicant: School Governors St Mary's Catholic Primary School Wigan Road Euxton Lancashire PR7 6JW UK

Plan Ref 09/00280/FUL **Date Received** 09.04.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 27.05.2009

Proposal : Rear conservatory
Location : 26 Carr Meadow Bamber Bridge Preston PR5 8HS
Applicant: Mr Latham 26 Carr Meadow Bamber Bridge PR5 8HS

Plan Ref 09/00281/FUL **Date Received** 09.04.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 09.06.2009

Proposal : Rear conservatory
Location : 66 Lewis Close Adlington Chorley PR7 4JU
Applicant: Mr Phillips 66 Lewis Close Adlington Chorley Lancashire PR7 4JU

Plan Ref 09/00282/FUL **Date Received** 14.04.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 08.06.2009

Proposal : Rear conservatory
Location : 18 Aycliffe Drive Buckshaw Village Chorley Lancashire PR7 7GD
Applicant: Mrs D Longworth 18 Aycliffe Drive Buckshaw Village Chorley Lancashire

Plan Ref 09/00284/FUL **Date Received** 14.04.2009 **Decision** Application Withdrawn

Ward: Clayton-le-Woods North **Date Decided** 10.06.2009

Proposal : Amendment to previously approved scheme including substitution of one bungalow for two houses and redesign of one bungalow.
Location : Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ
Applicant: Mr John Dickinson Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ

Plan Ref 09/00287/TEL **Date Received** 15.04.2009 **Decision** Prior Notification for Telecom - Refusal

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 27.05.2009

Proposal : Installation of a 12 metre high street works pole supporting 3 No shroud antennas with ground based equipment
Location : Land West Of The Hayrick Wigan Road Clayton-Le-Woods
Applicant: Vodafone Ltd Vodaphone House The Connection Newbury Berkshire RG14 2FN

Plan Ref 09/00289/FUL **Date Received** 15.04.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.06.2009

Proposal : Amendment to previous scheme for remodelling a forecourt including removal of car wash and extending shop building.

Location : Jubilee Service Station 65 Preston Road Whittle-Le-Woods Chorley PR6 7PG

Applicant:

Plan Ref 09/00291/FUL **Date Received** 15.04.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 08.06.2009

Proposal : Orangery style consevatory & new window to east elevation

Location : 118 Main Street Buckshaw Village Chorley Lancashire PR7 7BZ

Applicant: Mr . Shepherd 118 Main Street Buckshaw Village CHORLEY LANCASHIRE PR7 7BZ

Plan Ref 09/00292/FUL **Date Received** 14.04.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 15.06.2009

Proposal : Substition of house type approved by 08/00736/FUL to now include single storey rear addition housing a utility room and WC

Location : South View Back Lane Mawdesley Ormskirk L40 3SY

Applicant: Mr Mark Winstanley 12 Ridley Lane Mawdesley Ormskirk L40 2RF

Plan Ref 09/00295/FUL **Date Received** 16.04.2009 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 08.06.2009

Proposal : Proposed first floor side extension

Location : Broad Oak Cottages Dill Hall Brow Heath Charnock

Applicant: Miss Catherine Wadsworth 1 Broad Oak Cottages Dill Hall Brow Heath Charnock Chorley Lancs PR6 9HA

Plan Ref 09/00296/FUL **Date Received** 16.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 08.06.2009

Proposal : Proposed front/rear dormer extension

Location : 22 Bagganley Lane Chorley Lancashire PR6 0EA

Applicant: Mr Thompson 22 Baganley Lane Chorley Lancs PR6 OEA

Plan Ref 09/00298/DIS **Date Received** 16.04.2009 **Decision** Condition(s) discharged

Ward: Clayton-le-Woods **Date Decided** 26.05.2009
And Whittle-le-Woods

Proposal : Discharge of conditions 3, 4, 5 and 9 of application 06/00577/ful
Location : Land North Of 20 Union Street Whittle-Le-Woods Lancashire
Applicant: Mr Gary Thompson 187 Town Lane Whittle-Le-Woods Chorley PR6 8AG

Plan Ref 09/00299/TPO **Date Received** 17.04.2009 **Decision** Refuse for Tree Works

Ward: Clayton-le-Woods **Date Decided** 16.06.2009
West And Cuerden

Proposal : Pruning of Oak tree in garden of 194 Spring Meadow
Location : 194 Spring Meadow Clayton-Le-Woods Leyland PR25 5PQ
Applicant: Mrs Ann Webster 180 Spring Meadow Clayton-Le-Woods Leyland PR25 5PQ

Plan Ref 09/00300/COU **Date Received** 17.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 27.05.2009
West

Proposal : Change of use of property from retail (use class A1) to financial and professional services (use class A2)
Location : 92 Pall Mall Chorley Lancashire PR7 2LB
Applicant: Mr Colin Parr

Plan Ref 09/00301/CLPUD **Date Received** 17.04.2009 **Decision** Grant Certificate of Lawfulness

Ward: Lostock **Date Decided** 11.06.2009

Proposal : Certificate of lawfulness for proposed single storey extension and single storey detached domestic outbuilding.
Location : Moss Hey North Road Bretherton Lancashire PR26 9AY
Applicant: Mr Neil Yates Moss Hey North Road Bretherton Chorley PR26 9AY

Plan Ref 09/00302/FUL **Date Received** 17.04.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 09.06.2009
And Whittle-le-Woods

Proposal : Single storey rear extension
Location : 29 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT
Applicant: Mr Alex Farrow 29 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Plan Ref 09/00305/FUL **Date Received** 20.04.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 10.06.2009

Proposal : Two-storey rear extension and single storey rear extension (amendment to approval 09/00057/FUL)

Location : 36 Town Road Croston Leyland PR26 9RB

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

Plan Ref 09/00307/FUL **Date Received** 20.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 09.06.2009

Proposal : demolish existing rear conservatory to form new rear sun lounge

Location : 5 Furness Close Chorley Lancashire PR7 3HD

Applicant: Mr A Bleasdale, 5 Furness Close, Chorley

Plan Ref 09/00308/FUL **Date Received** 20.04.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.06.2009

Proposal : Rear conservatory, two storey side extension and a single storey side/front extension to form garage

Location : 52 Cedar Field Clayton-Le-Woods Chorley PR6 7RW

Applicant: Mr A Hargreaves 52 Cedar Field Clayton-Le-Woods Chorley PR6 7RW

Plan Ref 09/00314/FUL **Date Received** 23.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.06.2009

Proposal : Erection of a detached dwelling

Location : Land South Of Crosse Hall Lodge Crosse Hall Fold Chorley Lancashire

Applicant: Mr P Bass 216 Eaves Lane Chorley PR6 0ET

Plan Ref 09/00317/FUL **Date Received** 24.04.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 16.06.2009

Proposal : Change of use of existing office and granny annex to single dwelling with workspace (live work unit), formation of associated residential curtilage and erection of timber domestic storage building in place of existing stables building

Location : Whins Farm 5 Whins Lane Wheelton Chorley PR6 8HN

Applicant: c/o Agent

Plan Ref 09/00325/FUL **Date Received** 29.04.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 16.06.2009

Proposal : Two storey rear extension

Location : Booths Farmhouse Back Lane Charnock Richard Chorley PR7 5JU

Applicant: Mr L Jones Booths Farmhouse Back Lane Charnock Richard Chorley PR7 5JU

Plan Ref 09/00326/TPO **Date Received** 29.04.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 16.06.2009

Proposal : Pruning of Oak tree to the rear of the property covered by TPO11 (Euxton) 1987

Location : 9 Dunrobin Drive Euxton Chorley PR7 6NE

Applicant: Mr David Arrowsmith 9 Dunrobin Drive Euxton Chorley Lancashire PR7 6NE United Kingdom

Plan Ref 09/00336/FUL **Date Received** 05.05.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 11.06.2009

Proposal : Single storey rear extension

Location : 13 Ashfield Road Anderton Chorley PR6 9PN

Applicant: Mr Ian Smith 13 Ashfield Road Anderton Chorley PR6 9PN
