

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 21st July 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.

10 July 2009

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 21ST JULY 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, 21st July 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 - 6)**

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

4. **Planning Applications Awaiting Decision (Pages 7 - 8)**

A table of planning applications to be determined is enclosed.

Please note that copies of the location and layout plans are included (where applicable) on the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website <http://www.chorley.gov.uk/index.aspx?articleid=1758>

(a) **09/00324/COU - Carr Lane Local Shop, 139, Carr Lane, Chorley (Pages 9 - 18)**

Report of Corporate Director (Business) (enclosed)

- (b) 09/00354/FULMAJ - Land 50m South of 54, Lancaster Lane, Clayton-Le-Woods
(Pages 19 - 32)

Report of Corporate Director (Business) (enclosed)

5. **Delegated decisions determined by the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee**

- (a) Planning application delegated on 24 June 2009 (Pages 33 - 34)

Table (enclosed)

- (b) Planning applications delegated on 30 June 2009 (Pages 35 - 36)

Table (enclosed)

- (c) Planning applications delegated on 6 July 2009 (Pages 37 - 38)

Table (enclosed)

- (d) Planning applications delegated on 8 July 2009 (Pages 39 - 40)

Table (enclosed)

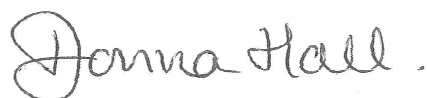
6. **Planning Appeals Notification Report (Pages 41 - 42)**

Report of Corporate Director (Business) (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business) (Pages 43 - 54)**

Schedule of applications determined between 17 June and 8 July 2009 (enclosed)

Yours sincerely



Donna Hall
Chief Executive

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

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry Counce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, (subject to confirmation at Council on 14 July 2009)

Keith Iddon, Roy Lees, 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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

This page is intentionally left blank

Development Control Committee**Tuesday, 30 June 2009**

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Mike Devaney, David Dickinson, Dennis Edgerley, Keith Iddon, Roy Lees, 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 Nicola Hopkins (Principal Planning Officer)

09.DC.48 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henry Counce.

09.DC.49 DECLARATIONS OF ANY INTERESTS

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

Councillor Harold Heaton – 09/00335/OUT

09.DC.50 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 26 May 2009 be held as a correct record for signing by the Chair.

09.DC.51 PLANNING APPLICATIONS AWAITING DECISION

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

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

(a) 09/00335/OUT - 57, Charter Lane, Charnock Richard, Chorley

(Councillor Harold Heaton declared a prejudicial interest and left the meeting)

Councillor Geoff Russell took the Chair

Application no: 09/00335/OUT
Proposal: Outline application for new two storey dwelling (specifying access, appearance and layout)

Location: 57, Charter Lane, Charnock Richard, Chorley

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to grant outline planning permission subject to a legal agreement and the following conditions:**

1. An application for approval of the reserved matters (namely 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.

8. 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 other than those expressly authorised by this permission shall be inserted or constructed at any time in the north elevation of the dwelling hereby permitted.

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

9. The window in the north elevation of the dwelling hereby permitted shall be fitted with acoustic double glazing and acoustic double glazing shall be maintained at all times thereafter, unless otherwise agreed to in writing by the Local Planning Authority.

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

(b) 09/00150/FUL - 605, Preston Road, Clayton-Le-Woods

Councillor Harold Heaton back in the Chair

Application no: 09/00150/FUL
 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

Decision:

It was considered there were insufficient grounds to depart from the Local Plan as the land had been previously identified as employment land and as such needed to be retained. There was also a discussion that the application was premature in light of the current employment land review being undertaken.

It was proposed by Councillor Michael Devaney, seconded by Councillor Ken Ball, and was subsequently **RESOLVED (13:3) to refuse planning permission and that consideration of these grounds and precise reason for refusal be delegated to the Corporate Director (Business) in consultation with the Chair of the Committee.**

(c) 09/00108/FUL - 26A Lancaster Lane, Clayton-Le-Woods, Chorley

Application no: 09/00108/FUL
 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

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor David Dickinson to approve the planning application.

A further motion was proposed to refuse planning permission on the grounds of overdevelopment of the area, upon being put to the vote the motion was lost (3:13) and so was subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

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

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

2. 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. Prior to the commencement of demolition of the existing dwelling on the site an emergence survey shall be carried out as set out in recommendations paragraph 5 of the bat survey by the Environmental Research and Advisory Group accompanying the application.

Reason: To safeguard protected species and in accordance with Policy EP4 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 16th June 2009 and the 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining

highway. The piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 2.4metres measured along the centre line of the access road from the carriageway of Lancaster Lane to points measured 43m in each direction along the nearer edge of the carriageway of Lancaster Lane from the intersection of the centre line of the access road.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with Policy No.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.

09.DC.52 PLANNING APPEALS NOTIFICATION REPORT

The Corporate Director (Business) submitted a report giving notification of one planning appeal that had been lodged against the refusal of planning permission and giving notification of four planning applications that had been granted by the County Planning Inspectorate.

RESOLVED – That the report be noted.

09.DC.53 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 twelve 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 26 May, 10 June and 17 June 2009.

RESOLVED – That the tables be noted.

09.DC.54 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 14 May and 16 June 2009.

RESOLVED – That the schedule be noted.

Chair

This page is intentionally left blank

Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21.07.2009 |

PLANNING APPLICATIONS AWAITING DECISION

| Item | Application No. | Recommendation | Location | Proposal |
|------|-----------------|--|---|--|
| 1 | 09/00324/COU | Permit Full Planning Permission | Carr Lane Local Shop 139 Carr Lane Chorley Lancashire PR7 3JQ | Change of use from convenience store (Use Class A1) to a mixed use of convenience store (Use Class A1), ice cream parlour (Use Class A3), ice cream manufacturing (Use Class B2) and pizza takeaway (A5) |
| 2 | 09/00354/FULMAJ | Permit (Subject to Legal Agreement) | Land 50m South Of 54 Lancaster Lane Clayton-Le- Woods | Erection of 10 detached dwellings and associated infrastructure on land to the rear of 54-62 Lancaster Lane |

This page is intentionally left blank

| | |
|-------------------------|---|
| Item 1 | 09/00324/COU Permit Full Planning Permission |
| Case Officer | Mr David Stirzaker |
| Ward | Chorley South East |
| Proposal | Change of use from convenience store (Use Class A1) to a mixed use of convenience store (Use Class A1), ice cream parlour (Use Class A3), ice cream manufacturing (Use Class B2) and pizza takeaway (A5) |
| Location | Carr Lane Local Shop 139 Carr Lane Chorley LancashirePR7 3JQ |
| Applicant | Mr Shabir Adams |
| Proposal | <p>This application relates to an existing purpose built Shop unit located at the Carr Lane (No. 139)/Melrose Way junction within the main Chorley settlement area covered by Policy GN1 of the Local Plan Review.</p> <p>The site comprises of a dedicated retail unit, a forecourt area and a car park. The site fronts onto Carr Lane and Melrose Way from where the car park is accessed. The premises used to be occupied by the Co-op but after the shop closed for several years, it was re-opened as a convenience store by the present owner.</p> <p>This application seeks planning permission for the change of use of the premises from standalone retail (Use Class A1) to a mixed use of retail (Use Class A1), an ice cream parlour (Use Class A3), an area of ice cream manufacture (Use Class B2) and a pizza takeaway (Use Class A5).</p> |
| Planning History | <p>The building in question was permitted in 1988 (Ref No. 88/457) and it should be noted that there are no conditions attached to the permission that restrict its hours of operation.</p> <p>The site has also been the subject of the following applications: -</p> <p>97/00022/ADV - Display of externally illuminated shop signs – Advertisement Consent Granted</p> <p>01/00561/ADV - Display of illuminated projecting sign to side elevation – Advertisement Consent Granted</p> <p>01/00562/FUL - Installation of cash machine to side elevation – Planning Permission Granted</p> <p>01/00975/FUL - Installation of 1.0m diameter satellite antenna wall mounted on north elevation – Planning Permission Granted</p> |
| Applicant's Case | <p>In support of the proposals, the applicant advises as follows: -</p> <p>The applicant has an existing business in Chorley (La Rocca Italian Restaurant), which is being retained and also produces ice cream. The applicant also confirms that the proposed uses which</p> |

are the subject of this application within the premises in question are all going to be part of the same business and will not be let-out as separate entities.

The applicant wishes to secure planning permission for extending the existing use of the Convenience Store to incorporate an ice cream parlour and pizza takeaway in the evenings along with ice cream manufacture.

The ice cream parlour will trade normally from 9am to 5:30pm but in the warm summer evenings will possibly still operate whilst there is custom until 9pm at the latest. The pizza takeaway will operate from 5:30pm until 9:30pm closing well before pub closing times, as the proprietors do not intend catering for nor indeed entertaining pub customers.

The applicant goes on to state that ice cream will be manufactured on the premises to a traditional Italian method to an old family recipe but using locally sourced ingredients wherever possible. As the ice cream is made and sold on the premises it does not need to incorporate any preservatives and therefore will be unique to the property. The applicant (Mr Manzione) is a local established respected chef and restaurateur who has an existing establishment in the town and this venue is merely providing an outlet for what he had discovered to be a much loved and cherished product.

Planning Policy

- Policy GN1 - General Settlement Policy
- Policy GN5 - Building Design/Landscaping
- Policy EP20 - Noise
- Policy TR4 - Highway Development Control Criteria
- RSS - Draft Interim Parking Standards
- PPS1 - Sustainable Development

Consultations

LCC (Highways) do not raise any objections to the proposals.

Comments from **The Crime Reduction/Architectural Liaison Officers** have not yet been received. Any comments received will be reported in the addendum.

The Corporate Director (Neighbourhoods) raises no objections to the application subject to a condition requiring details of the odour extraction system to be submitted and approved prior to work commencing.

Representations

To date, 24 letters have been received with 3 of these letters supporting the application and 21 letters raising objections to the application. The contents of the letters of support can be summarised as follows: -

- If the building was left empty it would fall into disrepair and attract vandals etc
- The proposed business is planned to be family orientated and consideration is being shown to the neighbourhood
- The appearance of the building will be improved
- The proposed change would secure a firmer business base and the applicant is experienced in the area of business proposed
- The applicants business venture deserves to flourish as

otherwise the building if closed would fall into disrepair

- Not all local residents are opposed to this application

The contents of the letters of objection can be summarised as follows: -

- Highway safety issues especially at school closing time
- Impact on the character of the area
- Noise and disturbance
- There will be outside seating in the summer causing noise disturbance and there will be additional litter in the area
- The uses proposed will lead to an increase in anti-social behaviour
- At the moment, shop customers park on the double yellow lines instead of the car park
- The area is home to a large retired population who do not need a pizza takeaway or an ice cream parlour
- The proposed use will result in a situation like that which occurs at Frederick Ice Cream Parlour on Bolton Road
- There is a primary school only a few hundred yards away
- The use will be open late into the evening
- There could be problems with school children crossing the road near the premises if cars are parked on the road
- There is already a pizza takeaway only 400 yards away that is in financial straits
- The Carr Lane/Melrose Way junction is already hazardous
- The general character of the area will be detrimentally harmed
- There will be a constant smell of cooking in the area
- The circular bus service could be lost if parking at the shop stops the bus getting round as is the case at Gillibrand
- Chorley already has more than enough fast food outlets

Assessment

The main issues for consideration are as follows: -

Principle of Development

The site is in the main Policy GN1 settlement area in Chorley wherein the principle of the development proposed is acceptable given it relates to the change of use of an existing building.

Design, Layout & Streetscene Impact

The exterior of the building will not change other than improvements to the car parking area required by condition and the installation of a flue on the northern elevation of the building. No other external works are proposed and if any new signage is proposed, this may have to be the subject of an application for advertisement consent depending on the size and nature of the signage.

The flue duct will be sited on the side elevation of the building close to the ridge. A condition will require the final details of the flue duct to be submitted for approval prior to the commencement of the development and it will also be required to be finished matt black to minimise its impact. The details will be assessed in liaison with the Council's Environmental Health Officers to ensure noise and odour emissions are within

acceptable levels thus safeguarding the amenities of adjacent neighbours. It is not considered that the position of the flue duct will be harmful to the character and appearance of the streetscene.

With regards to the car park, there is an existing kerb edge behind which is a thin strip of overgrown land adjacent to the site boundary with 69 Melrose Way. A condition will be imposed requiring this area of unused land to be hard surfaced to make the car park more user friendly by increasing its width. The car parking spaces will also need to be marked out again following the widening of the car park. This will make the car park more user friendly to customers and encourage its use rather than parking on the highway. There is space on the car park for the provision of 12 no. spaces.

A more accurate plan is also being awaited from the applicant that specifies the exact floor area of each use proposed so as it can be limited to this via condition.

On the basis of the above, it is not considered that the changes will lead to detrimental harm to the character and appearance of the streetscene.

Residential Amenity

In terms of the actual change of use, the current retail shop will include a pizza takeaway and an ice cream parlour. Ice cream will also be manufactured on the premises although a large area of retail will still be retained adjacent to the other uses proposed within the premises. The applicant advises that the uses will be part of the same overall business and will not be let out separately.

There are understandably some concerns with the proposals from local residents. However, the areas of the premises to be used as a pizza kitchen and ice cream parlour are small in relation to the size of the current retail area. It is accepted that these uses will generate more activity in the form of vehicular and pedestrian movements to and from the site but on the basis of the scale of the activity, it is not considered that the additional activity associated with the uses will be such that it causes detrimental harm to the living conditions of nearby residents, especially given the restricted hours of operation. The shop, as existing, will undoubtedly generate pedestrian and vehicular movements at the moment and as the permission for the shop did not restrict its hours of operation, the shop could in theory be open 24 hours a day. Moreover, there are no restrictions on what can be sold in the shop so again; this could be changed, subject to it remaining within the A1 Use Class, without any control from the Council. Other uses in the A1 Use Class include hairdressers, retail warehouses, travel agencies, pet shops, post offices, sandwich bars, domestic hire shops and internet cafes. All of these uses could again take place from the premises without needing planning permission.

With regards to the issue of outside seating raised by a neighbour, a condition is recommended prohibiting this and in terms of opening times, a further condition is suggested that restricts the ice cream parlour and pizza takeaway to a closing

time of 9:30pm each and every night. The ice cream parlour will not be able to open earlier than 9am and the pizza takeaway will not be able to open earlier than 5:30pm. These times, it should be noted, are suggested by the applicant. Such opening and closing times are considered adequate to control the additional traffic and pedestrian flows that could be attracted by the pizza takeaway and ice cream parlour. Also, the pizza takeaway will not attract school children at school closing time as has been suggested by some residents if it can only open from 5:30pm onwards. Also, restricting the closing time will mean only a small amount of custom will come from the adjacent pub (Hop Pocket) which is another concern expressed by residents in many of the representations received.

A further condition will also restrict the ice cream parlour and pizza takeaway to the areas shown on the proposed floor plans so any increase in floor area would have to be the subject of a further planning application as would changes to the opening times. The area of ice cream manufacture and pizza kitchen will also be restricted.

In terms of the pizza kitchen and ice cream manufacture, the main issues with these, particularly the pizza kitchen, will be cooking odours. The ice cream manufacture is more likely to raise issues relating to noise from fridges etc but on all b of these points, there are no objections to the proposals from the Corporate Director (Neighbourhoods). With regards to the actual flue duct and the issue of cooking odours causing harm to residential amenity, the Council's Corporate Director (Neighbourhoods) recommends that a condition be imposed requiring the final details of an odour extraction system to be submitted for approval prior to work commencing on site. This will ensure that the details are fully assessed and thereafter agreed with the Corporate Director (Neighbourhoods) thus ensuring that odour and noise levels are suitably controlled and do not harm the amenities of local residents.

On the basis of the above, there are no objections to the application in relation to the impact of the proposed uses on the amenities of local residents.

Highways

As already stated, the current retail shop benefits from a dedicated parking area accessed from Melrose Way. The car park provides parking for up to 12 no. vehicles and there are customer entrances to the shop fronting onto Carr Lane and Melrose Way. The car park is somewhat overgrown on one side and there is scope to make it more user friendly by widening it by removing the overgrown strip of land next to the retaining wall that forms the boundary with 69 Melrose Way. This will be made the subject of a condition. This will make the car park more user friendly to customers and encourage its use rather than parking on the highway.

Whilst many local residents have objected to the application citing additional traffic as an issue, LCC (Highways) have not raised any objections to the application on the basis of the proposals. It is stated that the proposals will not result or cause a major highway risk of exacerbating existing traffic conditions. The concerns of

local residents are noted and whilst the proposed pizza takeaway and ice cream parlour will probably increase the amount of traffic associated with the premises given the present business is clearly struggling, it is considered that the car park, once upgraded and made more user friendly, can adequately cope with the extra traffic. The opening hours of the ice cream parlour and pizza takeaway are also to be restricted. Moreover, without the support of LCC (Highways), it would be difficult to substantiate a highways reason for refusal and thereafter defend the reason at appeal.

On the above basis, it is not considered that the proposed uses will have a detrimental impact on highway safety.

Conclusion

Whilst there are understandably some concerns from local residents with the proposals, on balance, given the nature of what is being proposed within an existing retail building which can operate without restrictions on opening hours, it is not considered that the pizza takeaway and ice cream parlour will generate such significant levels of traffic and pedestrian movements that the amenities of local residents will be detrimentally affected. Moreover, restricting the closing time of the ice cream parlour and pizza takeaway to 9:30pm will ensure there is no late night activity in and around the premises, other than that associated with the retail use. Also, there are no objections from the Corporate Director (Neighbourhoods) in terms of the position of the flue for the fume extraction system and a condition will require details of this to be submitted to the Council for approval prior to work commencing thus ensuring the system will adequately control odour and noise levels.

The existing car park will also be required to be upgraded and re-marked and this will provide adequate parking space for car based customers associated with the ice cream parlour, pizza takeaway and the retained retail element. Whilst it may be the case that some customers presently park on the highway, it is likely these customers are only calling into the shop to purchase items such as newspapers. However, customers of the ice cream parlour and pizza takeaway will invariably be on the premises for a longer period of time so should be inclined to use the car park although if they do park on the double yellow lines, then this is a traffic enforcement issue.

Recommendation On the basis of the above it is recommended that planning permission be granted.

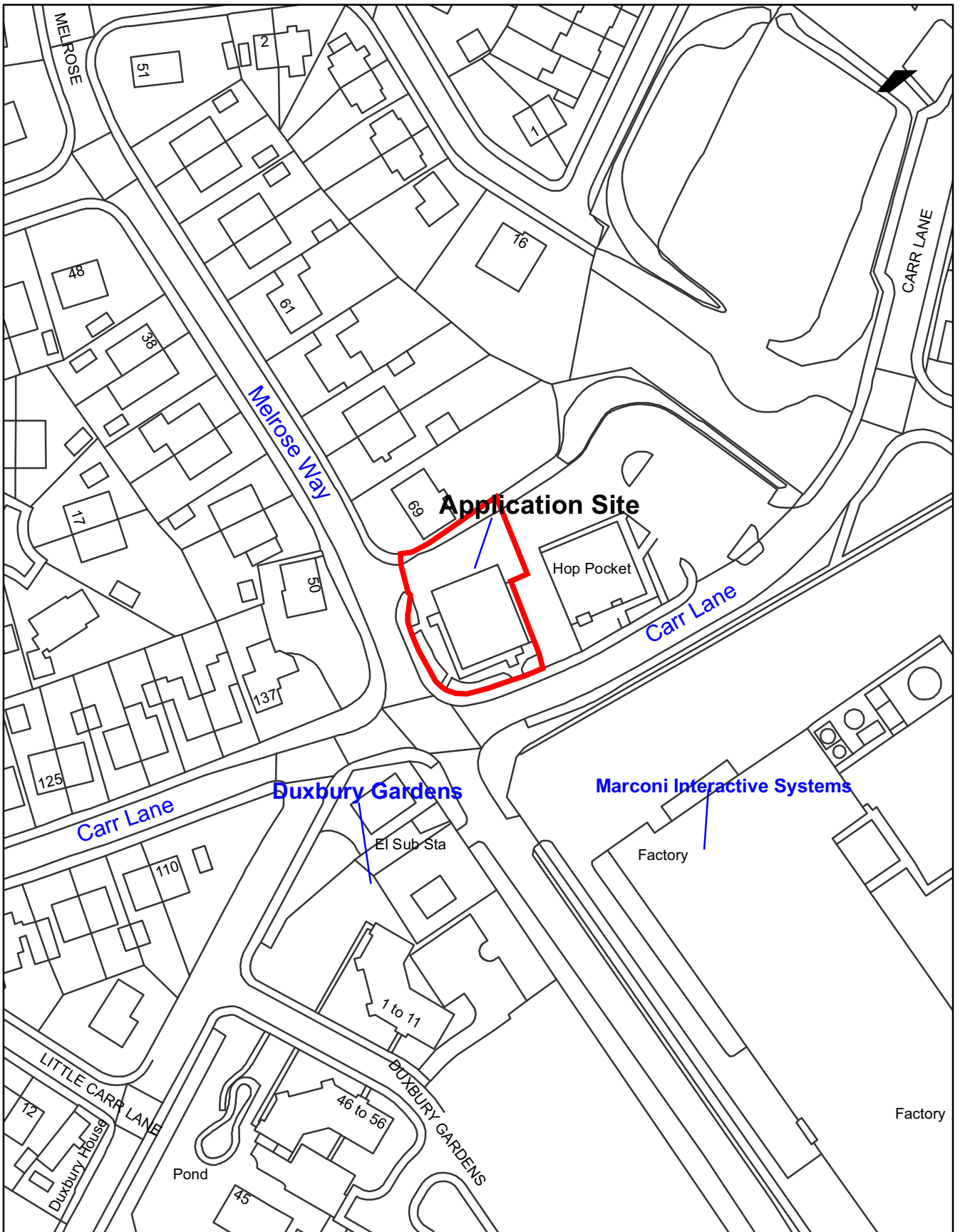
Conditions

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.

Further conditions to follow

This page is intentionally left blank



| | | | |
|--|--|---|--------------------------------------|
| <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: 09/00324/COU</p> | <p>Grid Ref: E: 358948 N: 416157</p> | <p>Scale: 1:1,250</p> | <p>Agenda Item No. 1</p> |

This page is intentionally left blank

| | |
|------------------------|--|
| Item 2 | 09/00354/FULMAJ Permit (Subject to Legal Agreement) |
| Case Officer | Mrs Nicola Hopkins |
| Ward | Clayton-le-Woods West And Cuerden |
| Proposal | Erection of 10 detached dwellings and associated infrastructure on land to the rear of 54-62 Lancaster Lane |
| Location | Land 50m South Of 54 Lancaster Lane Clayton-Le-Woods |
| Applicant | Mr Iain Fowler |
| | 1 letter of objection has been received Consultation expiry: 23rd June 2009 Application expiry: 18th August 2009 |
| Proposal | <p>The application relates to the garden areas to the rear of 54-62 Lancaster Lane and proposes the erection of 10 detached dwellings on the site. Until recently there was a bungalow at 54 Lancaster Lane however this was recently demolished and the site is currently fenced off.</p> <p>There is recent planning history at this site and planning permission has been granted for 10 dwellings on the site, similar to this proposal. Access to the site will be achieved via Lancaster Lane in a similar location to the driveway which served 54 Lancaster Lane.</p> |
| Summary | <p>This application is an amendment to three previously approved planning applications on this site and results in an identical number of dwellings as previously approved on the site. The scheme incorporates amendments to the previously approved highway layout and varies the house types across the development which results in an improved scheme in respect of design, access for vehicles and parking provision. The principle of erecting 10 dwellings on this site has been established and it is considered that this scheme represents an improvement to the three extant planning permissions for this site.</p> |
| Planning Policy | <p>Planning Policy Statement 1: Delivering Sustainable Development Planning Policy Statement 3: Housing Planning Policy Statement 23: Planning and Pollution Control Planning Policy Guidance 13: Transport Manual for Streets</p> <p>North West Regional Spatial Strategy: Policy DP1: Economy in the Use of Land and Buildings Policy DP3: Quality in New Development Policy UR7- Regional Housing Provision Policy ER5- Biodiversity and Nature Conservation.</p> |

Chorley Borough Local Plan Review 2003:

GN1- Settlement Policy- Main Settlements

EP4- Species Protection

EP9- Trees and Woodland

EP10- Landscape Assessment

HS4- Design and Layout of Residential Developments

TR4- Highway Development Control Criteria

TR18- Provision for Pedestrians and Cyclists in New Developments

Sustainable Resources DPD

Sustainable Resources SPD

Planning History

95/00193/FUL (Number 62) - Two-storey side and single-storey rear extensions. Approved May 1995

06/01121/FUL (Number 62) - Erection of garage extension to side, conservatory to rear and formation of pitched roof over existing rear extension. Approved November 2006

07/00124/FUL- (Number 54) Demolition of existing dwelling and the erection of 7 detached houses. Refused April 2007

07/00685/FUL- (Number 54) Demolition of existing dwelling and erection of 5 detached houses and 2 bungalows. Refused September 2007. ALLOWED ON APPEAL

07/00346/OUT- (Number 46 and 48) Outline application for the proposed development to create 5 No. new detached dormer bungalows to include an amended access off the highway between no's 46 and 48 Lancaster Lane. Refused August 2007

07/00951/OUT- (Number 50) Outline application for the erection of 1No detached dormer bungalow and 1No two storey detached house. Withdrawn

07/01423/FULMAJ- Demolition of 54 Lancaster Lane and the erection of 19 No. new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane. Refused March 2008. Appeal withdrawn

08/00855/FULMAJ- Demolition of 54 Lancaster Lane and the erection of 19 No. new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane. Withdrawn

08/00862/FUL- Proposed construction of 2 detached dwellinghouses with associated infrastructure and plot substitution on plot 5 of previously approved application 07/00685/FUL (now plot 7 on the proposed scheme). Approved October 2008

08/01070/FUL- Erection of one detached dwelling on land to the rear of 62 Lancaster Lane, Clayton Le Woods (utilising access road approved by 07/00685/FUL and 08/00862/FUL.) Approved 20th March 2009

Applicant's Case

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

- It is proposed that the existing approved development of 10 dwellings will have an upgraded road pattern with turning head
- All of the proposed property will be 3/4/5 bedroom but there

will be a mix of 8 dwelling types

- A landscaping scheme will be put in place that will incorporate additional planting along the boundaries
- The inclusion of a mix of dwelling types will provide the necessary mix which will further reflect the character of the area.
- Off street parking is provided with all properties having access to a garage
- The application is previously developed land in a highly sustainable location
- The design of the scheme is appropriate for this location
- No unacceptable harm will arise to residential amenity and the appearance and character of the area will benefit from the proposed development.

Representations **Clayton le Woods Parish Council** have no comments to make

1 letter of objection has been received raising the following points:

- All comments have been said previously
- Impact on appearance, privacy, noise, character and highway safety

Consultations **Lancashire County Council (Highways)** object to the scheme on highway safety grounds

Corporate Director (Neighbourhoods) has no objections subject to conditions in respect of contamination

Lancashire County Council (Planning Contributions Officer) has commented in respect of Section 106 contributions

Chorley Council Planning Policy have commented on the submitted Sustainable Resources Statement

Assessment **Principal of the Development**

The site is located within the settlement area of Chorley. In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land as opposed to developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance.

Additionally the principle of redeveloping the site with detached dwellinghouses was established with previous various applications on the site which have been approved. Members will recall that there have been various planning applications along this section of Lancaster Lane. The first proposal involved the erection of 7 dwellings at 54 Lancaster Lane. Two applications were refused and the applicant appealed the second refusal (07/00685/FUL) which was allowed on appeal. The decision is a material planning consideration when assessing any further applications at the site. Following the appeal decision an application was submitted (08/00862/FUL) to erect two dwellings to the rear of 60 Lancaster Lane associated with the development allowed on appeal. This application was approved. A further application was then submitted to erect one dwelling to the rear of 62 Lancaster Lane

(08/01070/FUL) which was approved. There is, therefore, extant planning permission for the erection of 10 dwellinghouses on land to the rear of 54-62 Lancaster Lane with a single vehicular access via 54 Lancaster Lane.

The submitted application reflects the previous approvals at the site and proposes the erection of 10 detached dwellings on the site. The current proposal incorporates an upgraded access road with turning head which will enable refuse vehicles to enter the site. The access road, however, will be a privately managed road (similar to the previous approvals) which will not be adopted.

The site covers 1.2 acres (0.49 hectares), the erection of 10 dwellings equates to approximately 20 dwellings per hectare which is lower than the 30 dwellings per hectare minimum set out in PPS3. However PPS3 does allow for lower densities where the characteristics of the area and the desirability of achieving high-quality well design housing dictates. The immediate surrounding area is characterised by residential dwellinghouses which incorporate large garden areas. A lower than average density on this site ensures that family housing can be achieved with adequate private amenity space which is in keeping with the surrounding area.

Proposed Amendments

As set out earlier there are extant planning permissions for the erection of 10 detached dwellings on the site. The amendments proposed as part of this planning application when compared to the previous approvals are as follows:

- The access road has been widened to accommodate a 5.5 metre wide carriageway with 2 metre wide footpaths on either side for the first 20 metres into the site. Thereafter the highway width reduced to 4.5 metres (at its narrowest point) with a 2 metre footpath only on one side of the carriageway. The previously approved access road was just over 4 metres wide
- The scheme now incorporates a turning head
- The garage accommodation for the properties on plots 1 and 2 has been amended to provide a detached double garage rather than two single garages
- The property on plot 4 has been replaced (the previous proposal incorporated a Cambridge House Type) with a Newton House type. The Cambridge as approved was a four bedroom family dwelling as is the proposed Newton House type.
- The extent of the rear garden area for plot 3 has been amended slightly
- The property on plot 5 now incorporates a detached double garage
- The property on plot 7 (originally a Cambridge House Type) has been replaced with a 4 bedroom Scott House type.
- The property on plot 8 (originally a Eton House Type- 4 bedroom dwelling) has been replaced with a four bedroom Oxford House type
- The Cambridge House types proposed on plots 6, 9 and 10 are five bedroom dwellings whereas the previously approved Cambridge house types were four bedroom dwellings (although the footprint of the proposed dwellings is only slightly larger than the approved scheme and mainly involves internal alterations to achieve 5 bedrooms)

- The property on plot 5 is slightly closer to the boundary with 60 Lancaster Lane but still exceeds the minimum spacing distances with this property.
- The properties on plots 6-8 retain a greater spacing distance between the proposed properties and the common rear boundary.
- The properties on plots 9 and 10 are sited slightly closer to the rear common boundary but still exceed the minimum spacing standards.
- The bin collection point has been removed.

Highways

The Highway Engineer at Lancashire County Council has objected to the scheme on the grounds of highway safety. His comments include the road should be made upto adoptable standards, the size of the garages, the length of the drives, the sightlines, access for refuse vehicles/ emergency vehicles and parking requirements. The main issue to consider however is that planning permission has been granted for 10 dwellings on the site served via a private access road. Although part of the highway is shown to adoptable standards not all of the access road would meet adoptable standards and the applicant has confirmed that the highway will be retained as a privately managed road. Additionally the scheme achieves a carriageway width of 5.5 metres with 2 metre wide footways for a distance of 20 metres into the site as Lancaster Lane is a local distributor road which is specified as a requirement by the Highway Engineer.

The scheme incorporates a mixture of detached double garages and internal garages. The previously approved scheme incorporated mainly internal garages apart from the two proposed bungalows and the house on plot 5. All of these garages measured approximately 2.5 by 5 metres internally which is similar to the internal garages proposed as part of this scheme. This is below the Manual for Streets guidelines however taking into account the fact that the extant planning permission incorporates similarly sized garages it is not considered to be unacceptable in this situation.

Additionally the properties with internal garages, on plots 3,4,6, 7, 9 and 10, incorporate driveway space which will enable vehicles to be parked off the highway and ensure that adequate parking space is incorporated in respect of the size of the dwellings proposed. the proposed driveway space is clearly defined on the site. The parking wasn't as clearly defined on the previous approvals.

The remainder of the properties has detached garage accommodation. These garages measure in excess of 6 metres by 6 metres which accords with Manual for Streets and will enable a car to be parked within the garage with sufficient room to store a bike.

To ensure that adequate visibility splays are achieved and that a refuse vehicle can adequately enter the site plans have been submitted which demonstrate the route of the refuse vehicle/ emergency vehicle and visibility splay. The Council's Waste & Contaminated Land Officer has confirmed that the swept path analysis plans are adequate and a refuse vehicle will be able to enter the site. The access junction achieves in excess of 2.4 by 40 metre sight lines as set out in Manual for Streets. As such it is considered that the proposals adequately achieve the necessary

sight lines and access for refuse vehicles and will not create any highway safety implications.

The proposed scheme incorporates a widened access road, sufficient space for a refuse vehicle (which negates the need for a bin collection point) and adequate parking provision. It is considered that the current scheme is an improvement to the previously approved scheme. Although the Highway Engineer has objected to the proposal it is considered that this scheme achieves the majority of the points set out within his comments and ensures an improved scheme for the site. Further comments have been requested from the Highway Engineer following the receipt of the swept path analysis plans.

Impact on the Neighbours Amenities

As set out previously some of the properties have been re-sited to accommodate the amendments to the highway. However the scheme still achieves the required spacing standards with all of the properties achieving the required spacing standards and the majority of the properties exceeding the required 10 metre length of garden and the 21 metres window to window distance. As such it is not considered that the proposal will adversely impact on the neighbours amenities.

Section 106 Agreement

As this is a new application which incorporates the erection of 10 new dwellinghouses with more than one bedroom there is the requirement for the development to contribute to the provision of equipped play space in the Borough. This requirement is set out within the Council's Interim Planning Guidelines for New Equipped Play Areas associated with Housing Developments.

As such there is a draft Section 106 Agreement associated with this development which requires a commuted sum of £22,734 which will contribute to equipped play space in the Borough. As this requirement is a material planning consideration the Section 106 Agreement will require completing and signing before the 13-week determination date or the application will be refused.

Trees

There are a number of trees on the site which are protected by Tree Preservation Order 6 (Clayton le Woods) 2007. These are detailed on the plans for retention and are sited away from the proposed dwellings to ensure their retention as part of the development. One of the trees is sited quite close to the proposed detached garage associated with Plot 5 however the trees is still 4.5 metres away from the garage and the proposed garage is in a similar location to the previously approved garage on this plot.

Sustainable Resources

Following the adoption of the first policy document, Sustainable Resources DPD (and the accompanying Sustainable Resources SPD), within Chorley's new Local Development Framework (LDF), the new style Local Plan, September 2008 a Sustainable Resources Statement has been submitted as part of the planning application. This document covers energy, transport, pollution, materials, water and ecology.

The Council's Planning Policy Section have reviewed this document and are satisfied that criteria (a) and (d) of Policy SR1 have been satisfied. This criteria relates to energy use/efficiency and storage provision for recyclable waste and composting. However criteria (b) of the Policy which requires a 10% reduction of carbon emissions has not been demonstrated. This criteria requires the reduction to be achieved through low carbon or renewable technologies which are not mentioned within the submitted document.

To ensure that a 10% reduction is achieved as part of the scheme an appropriately worded condition will be attached to the recommendation.

Conclusion This proposal is an amendment to three previously approved schemes on this site and results in an identical number of properties being erected as previously approved. The scheme results in an improvement to the previously approved schemes as the current highway layout enables a refuse vehicle to enter the site and adequate space for vehicles to pass. As such the proposal is considered to be acceptable.

Recommendation **Permit (Subject to the S106 Agreement)**
Refuse if the Section 106 Agreement is not signed by 18th August 2009

Conditions

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

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

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

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

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

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

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

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

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

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

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

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

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

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

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

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

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

13. 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.

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

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

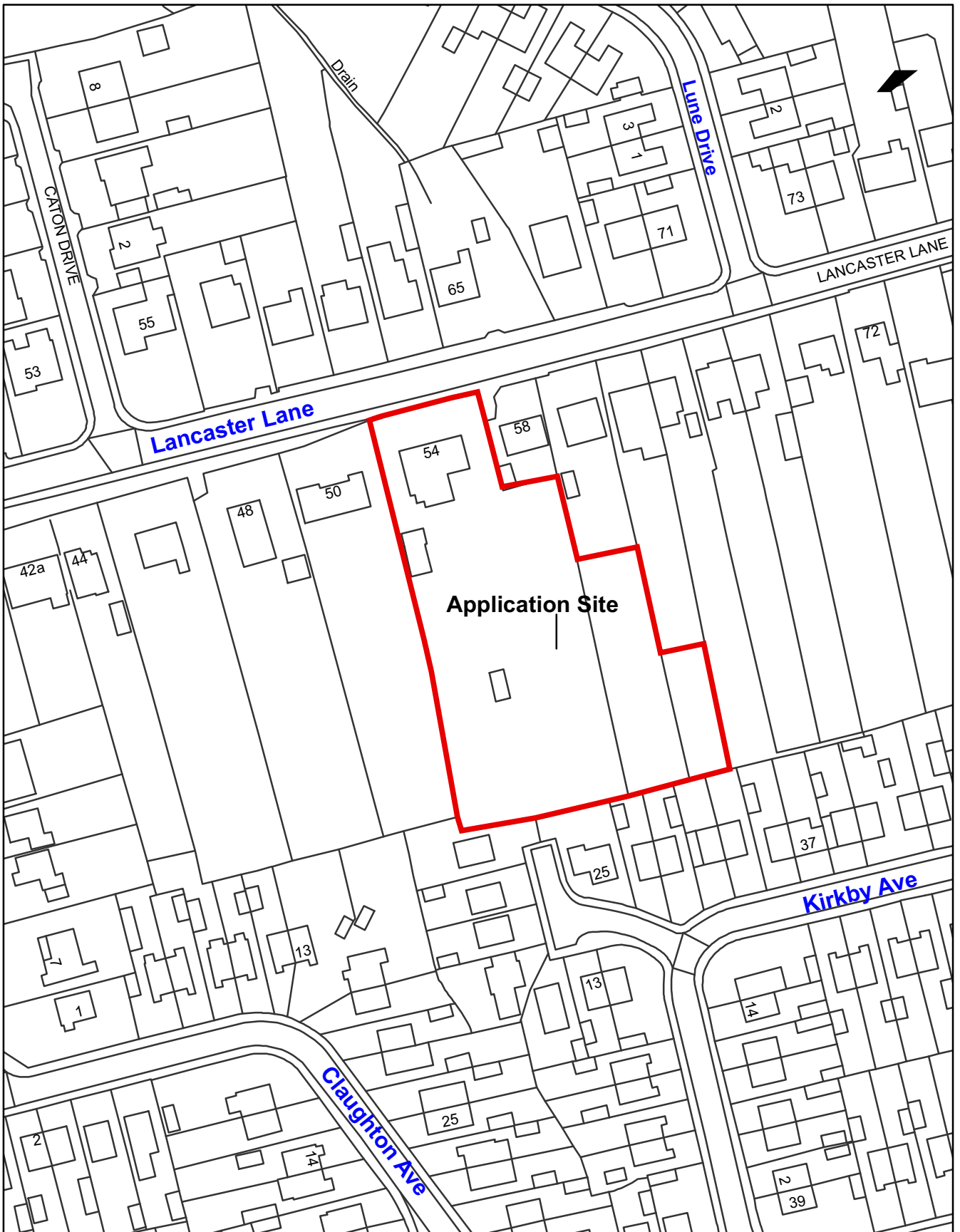
15. The access road hereby approved shall be constructed in accordance with a 'macadam no dig construction' method, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, within the tree root zone of the tree adjacent to the site (within the garden area of Number 50 Lancaster Lane). The construction of the access road shall be in accordance with the approved method of construction unless otherwise agreed in writing by the Local Planning Authority.

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

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

17. The development hereby approved shall be carried out in accordance with the measures set out within the Development Report Sustainable Resources document received 10th June 2009. The measures set out relate to energy use/efficiency of the dwellings hereby approved and storage provision for recyclable waste

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 and Supplementary Planning Document



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

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

Application Number:
09/00354/FULMAJ

Grid Ref:
E: 356188
N:422467

Scale:
1:1,250

Agenda Item No.
2

This page is intentionally left blank

46 - 60 LANCASTER LANE, CLAYTON LE WOODS.

general notes:
 do not scale the drawing.
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
 this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
 copyright reserved to mk partnership ltd. and this drawing may not be used or reproduced without prior written consent.

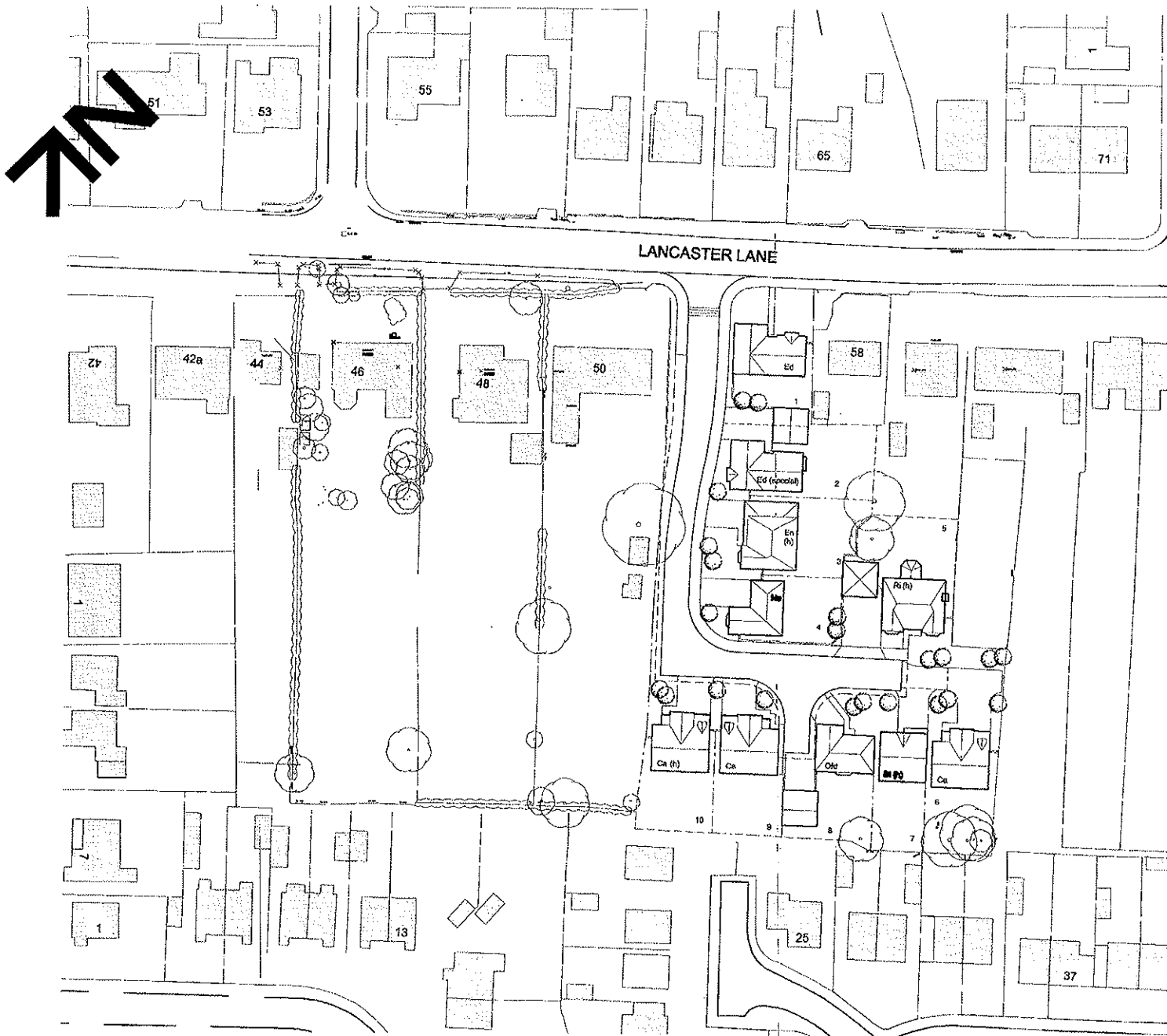
| Accommodation Type | Schedule No. |
|--------------------|--------------|
| Ed Edale | 2 |
| En Eton | 1 |
| Ca Cambridge | 3 |
| Ri Richmond | 1 |
| Sc Scott | 1 |
| Nb Newton | 1 |
| Oid Oxford | 1 |
| Total | 10 |

ENCLOSURES

- 1.6m high close boarded screen fence
- 0.5m high post and rail fence

KEY

- Existing trees to be retained
- Indicative planting
- Danosa handed plots



AMENDED PLAN

CHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY
 - 7 JUL 2009 A2
 THIS IS THE PLAN...
 APPLICATION No. 09/00354

| | | | |
|-----|----------|-----|--|
| D | 06/07/09 | TDH | Overall Area of proposed development 1.23 ha & 8 dwellings to 100% maximum |
| C | 22/06/09 | MDH | Final plan of plot 2 proposed on site |
| F | 16/06/09 | TDH | Number of plots 7 - 11 ha, overall planning high-way constraints |
| A | 12/06/09 | MDH | Final plan of plot 11 ha, overall planning high-way constraints |
| REV | 09/06/09 | TDH | Final plan of plot 11 ha, overall planning high-way constraints |
| | | BY | 09/06/09 |

Client:

WAINHOMES



mk partnership limited

burndy way • 48 wadding street road • fulwood • Preston • PR2 8BP
 tel: 01773 774510 fax: 01773 774511 mk@mkpartnership.co.uk

Project:
 Land to Rear of 54 - 60 Lancaster Lane,
 Clayton Le Woods

Drawing No:
 Proposed Site Layout

| | | | | | | | |
|---------|--------|-------------|-------|--------|------------|-------|---------------|
| Drawn: | TDH | Created: | TDH | Scale: | 1:500 @ A2 | Date: | December 2008 |
| Job No: | 07-183 | Drawing No: | AL005 | Rev: | | Date: | D |

A2 PRELIMINARY

This page is intentionally left blank

Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21.07.2009 |

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

| Application No. | Decision | Location | Proposal |
|-----------------|--------------------------------|----------------------------|---|
| 09/00238/OUT | Outline Planning Permission | 15 Railway Road, Adlington | 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) |

This page is intentionally left blank

Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21.07.2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 30 JUNE 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|---------------------------------|---|--|
| 09/00269/FUL | Permit Full Planning Permission | The Orchard Back Lane Bretherton Ormskirk PR26 9BE | Erection of three bay stable block and formation of sand paddock |
| 09/00401/FUL | Permit Full Planning Permission | Ash Farm Barn Blue Stone Lane Mawdesley Lancashire | Erection of double garage and store |

This page is intentionally left blank

Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|--------------|
| Corporate Director (Business) | Development Control Committee | 21 July 2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 6 JULY 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|---------------------------------|---|---|
| 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 |

This page is intentionally left blank

Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21.07.2009 |

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

| Application No. | Recommendation | Location | Proposal |
|-----------------|--|---|--|
| 09/00390/FUL | Permit (Subject to Legal Agreement) or Refuse if Agreement not signed by 30/7/2009 | Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB | Restoration of coach house for use as ancillary residential accommodation to Dolphin Farm and erection of one detached dwelling on land to rear. |
| 09/00391/LBC | Grant Listed Building Consent | Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB | Listed Building Consent for restoration of coach house for use as ancillary residential accommodation to Dolphin Farm. |
| 09/00410/FUL | Permit Full Planning Permission | Northolme Private Nursing Home 67 Preston Road Chorley Lancashire PR7 1PL | Change of use to hospital car park for temporary 3 year period |

This page is intentionally left blank



| Report of | Meeting | Date |
|-------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21-07-2009 |

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 16 June 2009 and 07 July 2009.

RECOMMENDATION(S)

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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

PLANNING APPEALS LODGED

- None

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- Appeal by Mr Paul Walton against the Development Control Committee’s decision to refuse outline planning permission, against officer recommendation, for the demolition of existing buildings and the erection of 11 two-storey dwellings at St Mary’s Church Hall, Lawrence Lane, Eccleston (Application No. 08/00465/OUTMAJ).

PLANNING APPEALS WITHDRAWN



7 None

ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 None

ENFORCEMENT APPEALS ALLOWED

10 None

ENFORCEMENT APPEALS WITHDRAWN

11 None

LANCASHIRE COUNTY COUNCIL DECISIONS

12 None

GOVERNMENT OFFICE DECISIONS

13 None

IMPLICATIONS OF REPORT

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

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

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

| Report Author | Ext | Date | Doc ID |
|---------------|------|-----------|--------|
| Louise Taylor | 5220 | 9/07/2009 | |

| Background Papers | | | | |
|-------------------|---------------------------------------|------------|-----------------|---|
| | Document | Date | File | Place of Inspection |
| 6 | Letter from the Planning Inspectorate | 02/07/2009 | 08/00465/OUTMAJ | Civic Offices, Union Street, Chorley or on line at www.chorley.gov.uk/planning |

| Report of | Meeting | Date |
|-------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 21-07-2009 |

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

Between 17 June to 08 July 2009

Plan Ref 09/00099/FUL **Date Received** 11.02.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 22.06.2009

Proposal : Erection of a detached summer house in rear garden
Location : 5 Moor Hey Cottages South Road Bretherton Leyland PR26 9AE
Applicant: Ms Sarah Wilson 5 Moor Hey Cottages South Road Bretherton Leyland PR26 9AE

Plan Ref 09/00238/OUT **Date Received** 24.03.2009 **Decision** Permit Outline Planning Permission

Ward: Adlington & Anderton **Date Decided** 24.06.2009

Proposal : 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)
Location : 15 Railway Road Adlington Chorley PR7 4EH
Applicant: Miss Jacqueline Chadwick 15 Railway Road Adlington Chorley PR7 4EH

Plan Ref 09/00241/FUL **Date Received** 26.03.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 18.06.2009

Proposal : Two Storey Extension to Existing Outdoor Pursuits Centre
Location : Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL
Applicant: Mr J Wareing Rock And River Outdoor Pursuits Cliffs Farm Wood Lane Mawdesley Lancashire L40 2RL

Plan Ref 09/00257/FUL **Date Received** 01.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 23.06.2009

Proposal : Installation of 3 No. pole mounted CCTV cameras (one 8m high, two 6m high)
Location : The Preston Temple Temple Way Chorley Lancashire PR6 7EQ
Applicant: Mr Nicholas Wild The Church Of Jesus Christ Of Latter Day Saints Temple Way Hartwood Green Chorley Lancashire PR6 7EQ

Plan Ref 09/00260/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 01.07.2009

Proposal : Erection of replacement Scout Hall
Location : Coppull Parish Church Scout Group Coppull Institute Chapel Lane Coppull Chorley
Applicant:

Plan Ref 09/00268/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.06.2009

Proposal : Formation of an equestrian menage
Location : Land At Side Of 120 Wood Lane Heskin Lancashire
Applicant: Mrs Horridge 19 Swinley Street Wigan WN1 2ED

Plan Ref 09/00269/FUL **Date Received** 02.04.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.07.2009

Proposal : Erection of three bay stable block and formation of sand paddock
Location : The Orchard Back Lane Bretherton Ormskirk PR26 9BE
Applicant: Mr Mark Williams Holly Farm 175 South Road Bretherton Leyland PR26 9AJ

Plan Ref 09/00273/FUL **Date Received** 06.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 22.06.2009

Proposal : Change of use of part of ground floor from storage to gym
Location : Boro Corn Mill Cunliffe Street Chorley
Applicant: Mr S Fairclough Boro Corn Mill Cunliffe Street Chorley

Plan Ref 09/00283/LBC **Date Received** 14.04.2009 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 23.06.2009

Proposal : Listed Building Consent to replace an existing window opening with a new door opening on the north elevation and internal alterations to create a meeting room, kitchen and office in church choir vestry.

Location : Church Of St Michael And All Angels Church Street Croston Lancashire PR26 9HA

Applicant: Parochial Church Council Church Of St Michael And All Angels Church Street Croston Lancashire PR26 9HA

Plan Ref 09/00286/FUL **Date Received** 15.04.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.07.2009

Proposal : Detached 3 port garage

Location : Miller Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LU

Applicant: Mr William Greenwood Miller Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LU

Plan Ref 09/00293/FUL **Date Received** 16.04.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 24.06.2009

Proposal : Erection of a single storey rear extension and single storey side extension to create a living room

Location : 39 Long Croft Meadow Astley Village Chorley PR7 1TR

Applicant: Mr & Mrs T B Lu 39 Long Croft Meadow Astley Village Chorley PR7 1TR

Plan Ref 09/00294/LBC **Date Received** 16.04.2009 **Decision** Grant Listed Building Consent

Ward: Chorley North West **Date Decided** 06.07.2009

Proposal : Listed Building Consent for two advertisements attached to the north and west elevation of the coach house

Location : The Coach House Astley Park Park Road Chorley Lancashire

Applicant: Chorley Borough Council Chorley Borough Council Civic Offices 63 - 65 Union Street Chorley PR7 1AL

Plan Ref 09/00311/FUL **Date Received** 20.04.2009 **Decision** Refuse Full Planning Permission

Ward: Chorley North West **Date Decided** 07.07.2009

Proposal : Change of use of hairdressers (Use Class A1) to hot food takeaway (Use Class A5)
Location : Jay Jays Hair Studio 102 Pall Mall Chorley Lancashire PR7 2LB
Applicant: Mr Naseem Shahid Jay Jays Hair Studio 102 Pall Mall Chorley Lancashire PR7 2LB

Plan Ref 09/00313/FUL **Date Received** 23.04.2009 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 17.06.2009

Proposal : First floor side extension and rear conservatory
Location : The Hedges North Road Bretherton Lancashire PR26 9AY
Applicant: Mr & Mrs Chadwick The Hedges North Road Bretherton Lancashire PR26 9AY

Plan Ref 09/00316/FUL **Date Received** 23.04.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 02.07.2009

Proposal : Proposed outbuilding including a two car detached garage
Location : Fletchers Fold Water Street Brindle Chorley PR6 8NH
Applicant: Mr Lee Miller Fletchers Fold Water Street Brindle Chorley PR6 8NH

Plan Ref 09/00318/FUL **Date Received** 27.04.2009 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 24.06.2009

Proposal : Single storey rear extension
Location : 11 Poplar Drive Coppull Chorley PR7 4LS
Applicant: Mrs Annette Fyffe 11 Poplar Drive Coppull Chorley PR7 4LS

Plan Ref 09/00320/FUL **Date Received** 27.04.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 08.07.2009

Proposal : Two storey side and rear extension
Location : 30 The Oaks Chorley Lancashire PR7 3QT
Applicant: Mr Fraser Hardy 30 The Oaks Chorley Lancashire PR7 3QT

Plan Ref 09/00322/FUL **Date Received** 28.04.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 01.07.2009

Proposal : Erection of freestanding timber gazebo
Location : St Johns C Of E Primary School Preston Road Whittle-Le-Woods Chorley PR6 7PS
Applicant: Mrs Claire Berryman St Johns C Of E Primary School Preston Road Whittle-Le-Woods Chorley PR6 7PS

Plan Ref 09/00327/FUL **Date Received** 29.04.2009 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 18.06.2009

Proposal : Erection of one detached and two semi-detached dwelling houses with single garages including one detached garage
Location : Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton
Applicant: Mr Mark Spellman 48 Cross Keys Drive Whittle-Le-Woods Chorley PR6 7TF

Plan Ref 09/00329/FUL **Date Received** 30.04.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 25.06.2009

Proposal : Demolition of existing garage and utility room. Erection two storey extension to rear, erection of two storey extension to side and the erection of 2 porches to front and side of property. Erection of new detached double garage and work room.
Location : Vine Cottage 43 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr & Mrs Mathew Buxton Vine Cottage 43 Grape Lane Croston Leyland PR26 9HB

Plan Ref 09/00340/FUL **Date Received** 05.05.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 24.06.2009

Proposal : Demolition of front porch, rear conservatory and single storey side extensions and erection of two storey side extension, front porch and single storey rear extension.
Location : Long Acres Blue Stone Lane Mawdesley Ormskirk L40 2RQ
Applicant: Mr David Chivers Long Acres Blue Stone Lane Mawdesley Ormskirk L40 2RQ

| | | | | | |
|-------------------|---|----------------------|------------|-----------------|---------------------------------|
| Plan Ref | 09/00341/FUL | Date Received | 06.05.2009 | Decision | Permit Full Planning Permission |
| Ward: | Eccleston And Mawdesley | Date Decided | 30.06.2009 | | |
| Proposal : | Demolition of rear lean to, raising of roof to form rear bedroom to include two front dormers, erection of front porch and single storey rear extension | | | | |
| Location : | Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE | | | | |
| Applicant: | Mr Sharples Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE | | | | |
| Plan Ref | 09/00345/TCON | Date Received | 06.05.2009 | Decision | No objection to Tree Works |
| Ward: | Lostock | Date Decided | 26.06.2009 | | |
| Proposal : | Felling of 1 Silver Birch at Hillocks farm House, Croston | | | | |
| Location : | Hillocks Farm 17 The Hillocks Croston Leyland PR26 9RE | | | | |
| Applicant: | Mr Guinness Hillocks Farm House 17 The Hillocks Croston Leyland PR26 9RE | | | | |
| Plan Ref | 09/00346/FUL | Date Received | 06.05.2009 | Decision | Refuse Full Planning Permission |
| Ward: | Chisnall | Date Decided | 02.07.2009 | | |
| Proposal : | Proposed extension to existing barn | | | | |
| Location : | Green Farm Wood Lane Heskin Chorley Lancashire | | | | |
| Applicant: | Mr Brian Thornley Green Farm Wood Lane Heskin Lancashire PR7 5NP | | | | |
| Plan Ref | 09/00347/FUL | Date Received | 06.05.2009 | Decision | Permit Full Planning Permission |
| Ward: | Chisnall | Date Decided | 01.07.2009 | | |
| Proposal : | Construction of a new barn in place of existing outbuildings (resubmission of 09/00020/FUL) | | | | |
| Location : | Alder Hall Farm Back Lane Charnock Richard Chorley PR7 5JX | | | | |
| Applicant: | Mr Ronny Hart Alder Hall Farm Back Lane Charnock Richard Chorley PR7 5JX | | | | |
| Plan Ref | 09/00348/FUL | Date Received | 07.05.2009 | Decision | Permit Full Planning Permission |
| Ward: | Wheelton And Withnell | Date Decided | 24.06.2009 | | |
| Proposal : | Retrospective planning application for a side conservatory already completed without planning | | | | |
| Location : | 1 Cherry Grove Abbey Village Chorley PR6 8DJ | | | | |
| Applicant: | Mr Ray Parsons 1Cherry Grove Abbey Village Chorley PR6 8DJ | | | | |

Plan Ref 09/00349/TCON **Date Received** 07.05.2009 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 26.06.2009

Proposal : Felling of 9 trees at 35 Grape Lane, Croston
Location : 35 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr Vincent Atherton 35 Grape Lane Croston Leyland PR26 9HB

Plan Ref 09/00351/LBC **Date Received** 08.05.2009 **Decision** Grant Listed Building Consent

Ward: Euxton North **Date Decided** 29.06.2009

Proposal : Listed building consent for new chimney to existing dwelling
Location : Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB
Applicant: Mr & Mrs Richard McCormick Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB

Plan Ref 09/00357/FUL **Date Received** 08.05.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 24.06.2009

Proposal : Demolition of existing conservatory and erection of single storey rear extension
Location : Carr Cottage 96 Carr Lane Chorley Lancashire PR7 3JG
Applicant: Mr Alan Mort Carr Cottage 96 Carr Lane Chorley Lancashire PR7 3JG

Plan Ref 09/00358/FUL **Date Received** 08.05.2009 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 22.06.2009

Proposal : Proposed side and rear two storey extension
Location : 18 Highways Avenue Euxton Chorley PR7 6PA
Applicant: Mrs Helen Warburton 18 Highways Avenue Euxton Chorley Lancs PR7 6PA

Plan Ref 09/00359/FUL **Date Received** 08.05.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 24.06.2009

Proposal : Demolition of existing garage and erection of two storey side extension
Location : 14 Thirlmere Close Adlington Chorley PR6 9QD
Applicant: Mrs Tracey Holliday 14 Thirlmere Close Adlington Chorley PR6 9QD

Plan Ref 09/00361/FUL **Date Received** 11.05.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 06.07.2009

Proposal : Single storey side extensions
Location : 34 Beechfields Eccleston Chorley PR7 5RE
Applicant: Mr & Mrs Granby 34 Beechfields Eccleston Chorley PR7 5RE

Plan Ref 09/00363/TPO **Date Received** 13.05.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 08.07.2009

Proposal : Pruning of Oak tree covered by TPO11 (Euxton) 1987
Location : 9 Dunrobin Drive Euxton Chorley PR7 6NE
Applicant: David Arrowsmith 9 Dunrobin Drive Euxton Chorley PR7 6NE

Plan Ref 09/00365/TPO **Date Received** 12.05.2009 **Decision** Consent for Tree Works

Ward: Coppull **Date Decided** 02.07.2009

Proposal : Felling of Hawthorn tree covered by TPO4 (Coppull) 1995
Location : 91 Chapel Lane Coppull Chorley PR7 4PN
Applicant: Mr Peter Wharton 91 Chapel Lane Coppull Chorley PR7 4PN

Plan Ref 09/00367/FUL **Date Received** 12.05.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 01.07.2009

Proposal : Construction of a sand paddock and gravel hard standing
Location : Norris Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Miss Elizabeth Hesketh Norris Farm North Road Bretherton Lancashire PR26 9AY

Plan Ref 09/00368/FUL **Date Received** 12.05.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 02.07.2009

Proposal : Alterations and change of use to provide retail unit to front and dance studio to rear
Location : 100 Chorley Road Adlington Chorley PR6 9LG
Applicant: Mr Brian Parkinson Balloons Galore/Gillies Mar-Jan 11 The Asshawes Heath Charnock Chorley PR6 9JN

Plan Ref 09/00369/FUL **Date Received** 12.05.2009 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 02.07.2009

Proposal : Demolition of existing kitchen to rear, single garage and carport. Erection of two storey and single storey extensions to rear, new double garage and associated external works

Location : 151 South Road Bretherton Leyland PR26 9AJ

Applicant: Mr & Mrs Merbey 151 South Road Bretherton Leyland PR26 9AJ

Plan Ref 09/00371/LBC **Date Received** 12.05.2009 **Decision** Grant
Listed
Building
Consent

Ward: Lostock **Date Decided** 03.07.2009

Proposal : Listed Building Consent for demolition of existing kitchen to rear, single garage and carport. Erection of two storey and single storey extensions to the rear, new double garage and associated works

Location : 151 South Road Bretherton Leyland PR26 9AJ

Applicant: Mr & Mrs Merbey 151 South Road Bretherton Leyland PR26 9AJ

Plan Ref 09/00375/TPO **Date Received** 15.05.2009 **Decision** Consent
for Tree
Works

Ward: Euxton South **Date Decided** 08.07.2009

Proposal : Felling of oak tree at 56 Princess Way, Euxton

Location : 56 Princess Way Euxton Chorley PR7 6PJ

Applicant: Mr Jonathon Miller 56 Princess Way Euxton Chorley PR7 6PJ

Plan Ref 09/00377/FUL **Date Received** 18.05.2009 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 08.07.2009

Proposal : Rear conservatory

Location : 25 Drapers Avenue Eccleston Chorley PR7 5SY

Applicant: Mr Alan Howard 25 Drapers Avenue Eccleston Chorley PR7 5SY

Plan Ref 09/00385/ADV **Date Received** 20.05.2009 **Decision** Refuse advertising consent

Ward: Chorley South East **Date Decided** 08.07.2009

Proposal : Replacement illuminated signage
Location : The Gourmet Buffet Suite One Above Booths Supermarket New Market Street Chorley Lancashire
Applicant: Mr Monir Uddin 26 Seymour Street Chorley PR6 0RN

Plan Ref 09/00387/FUL **Date Received** 20.05.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 07.07.2009

Proposal : Proposed rear conservatory
Location : 125 The Farthings Astley Village Chorley Lancashire PR7 1SH
Applicant: Mrs Alison Featonby 125 The Farthings Astley Village Chorley Lancashire PR7 1SH

Plan Ref 09/00401/FUL **Date Received** 26.05.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 02.07.2009

Proposal : Erection of double garage and store
Location : Ash Farm Barn Blue Stone Lane Mawdesley Lancashire
Applicant: Thomas Mawdesley Towngate Works Dark Lane Mawdesley Ormskirk L40 2QU

Plan Ref 09/00403/FUL **Date Received** 26.05.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.06.2009

Proposal : Erection of a single storey side and rear extension (amendment to 09/00011/FUL which now includes a full width single storey rear extension)
Location : 63 Wilderswood Close Clayton-Le-Woods Chorley PR6 7SH
Applicant: Mr David Barnes 63 Wilderswood Close Clayton-Le-Woods Chorley PR6 7SH

Plan Ref 09/00405/TCON **Date Received** 27.05.2009 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 02.07.2009

Proposal : Pruning of tree at 24A Town Road, Croston
Location : 26A Town Road Croston Leyland PR26 9RB
Applicant: Mr Neil Rasburn 7 Home Farm Mews Grape Lane Croston PR26 9JT

Plan Ref 09/00466/ECC **Date Received** 16.06.2009 **Decision** No objection to Ecclesiastical Exemption

Ward: Pennine **Date Decided** 01.07.2009

Proposal : Ecclesiastical exemption for replacement of secondary glazing
Location : St Chads Roman Catholic Church 237 Town Lane Whittle-Le-Woods Chorley PR6 8AJ
Applicant: Richard Shorrock 25 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

This page is intentionally left blank