

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 18th August 2009

In the Lancastrian Room, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

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

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

7 August 2009

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 18TH AUGUST 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, 18th August 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 21 July 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://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx

- (a) **09/00437/COU - Land 65m South of Olde Stoneheath Court (bounded by M61 and Hut Lane) Hut Lane, Heath Charnock (Pages 9 - 24)**

Report of Corporate Director (Business) (enclosed)

- (b) 09/00392/FULMAJ - 202 Chorley Old Road, Whittle-Le-Woods (Pages 25 - 42)
Report of Corporate Director (Business) (enclosed)
- (c) 08/01250/FUL - 243, Southport Road, Ulmes Walton (Pages 43 - 46)
Report of Corporate Director (Business) (enclosed)
- (d) 09/00404/OUTMAJ - Fire Training Centre, Washington Hall, Washington Lane, Euxton, Chorley (Pages 47 - 56)
Report of Corporate Director (Business) (enclosed)
- (e) 09/00441/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley (Pages 57 - 66)
Report of Corporate Director (Business) (enclosed)
- (f) 09/00449/REMMAJ - Land Parcel H6, Lancashire Drive, Buckshaw Village, Lancashire (Pages 67 - 82)
Report of Corporate Director (Business) (enclosed)
- (g) 09/00461/FUL - Land 10m South West of 14 Saville Street, Chorley (Pages 83 - 90)
Report of Corporate Director (Business) (enclosed)
- (h) 09/00463/FUL - Lilac Mount, 704, Preston Road. Clayton-Le-Woods (Pages 91 - 98)
Report of Corporate Director (Business) (enclosed)
- (i) 09/00507/OUT - Land 35m West of 19 Bannister Lane, Eccleston (Pages 99 - 106)
Report of Corporate Director (Business) (enclosed)
- (j) 09/00541/FUL - 4, Ewell Close, Chorley (Pages 107 - 116)
Report of Corporate Director (Business) (enclosed)
- 5. **Enforcement Report - 39 Highfield Road South** (Pages 117 - 120)
Report of Corporate Director (Business) (enclosed)
- 6. **Planning Appeals Notification Report** (Pages 121 - 122)
Report of Corporate Director (Business) (enclosed)
- 7. **Delegated decisions determined by the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee**
 - (a) Planning applications delegated on 17 July 2009 (Pages 123 - 124)
Table (enclosed)

(b) Planning applications delegated on 21 July 2009 (Pages 125 - 126)

Table (enclosed)

(c) Planning applications delegated on 5 August 2009 (Pages 127 - 128)

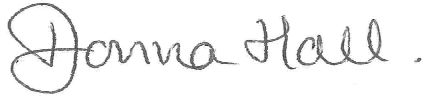
Table (enclosed)

8. **Delegated decisions determined by the Corporate Director (Business) (Pages 129 - 138)**

Schedule of applications determined between 9 July and 4 August 2009 (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry Counce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, 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 آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

Development Control Committee

Tuesday, 21 July 2009

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry Caunce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, June Molyneaux, Simon Moulton and Mick Muncaster

Officers: Jane Meek (Corporate Director (Business)), Paul Whittingham (Development Control Manager), Zeynab Patel (Solicitor) and Dianne Scambler (Democratic and Member Services Officer)

09.DC.55 WELCOME

The Chair welcomed Councillor Chris France to his first meeting of the Development Control Committee

09.DC.56 THANK YOU

The Chair expressed his thanks to Councillor Adrian Lowe for his contribution to the work of the Development Control Committee over the last few years.

09.DC.57 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Keith Iddon, Roy Lees and Ralph Snape

09.DC.58 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 Mick Muncaster – 09/00354/FULMAJ

09.DC.59 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee meeting held on 30 June 2009 be held as a correct record for signing by the Chair.

09.DC.60 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on two 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) 09/00324/COU - Carr Lane Local Shop, 139, Carr Lane, Chorley

Application no: 09/00324/COU
 Proposal: Change of use from convenience store (Use Class A1) to a mixed used 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, Lancashire
 Decision:
 Application withdrawn

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

Application no: 09/00354/FULMAJ
 Proposal: Erection of 10 detached dwellings and associated infrastructure on land to the rear of 54-62 Lancaster Lane, Clayton-Le-Woods
 Location: Land 50m South of 54 Lancaster Lane, Clayton-Le-Woods
 Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris France and was subsequently **RESOLVED (10:2) to grant planning permission subject to the following condition, with delegated power to the Corporate Director (Business) in consultation with the Chair to amend conditions 15 and 16.**

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 any previously submitted plans) shall have been submitted too 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

2. The proposed development must be begun no 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 been previously 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 type and number 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 sessions 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 the distance of 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 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 carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of 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 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 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 ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted and approved in writing by the Local Planning Authority, notwithstanding any 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 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 provisions is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

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 Nos. EP17 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 drainage 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, assessments and measures needed to render the development safe shall be submitted to and approved in writing 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 by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with 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 and 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 in accordance with policy SR1 of the Sustainable Resources DPD. 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: 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.

09.DC.61 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, tables listing seven 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 24, 30 June and 6, 8 July 2009.

RESOLVED – That the tables be noted.

09.DC.62 PLANNING APPEALS NOTIFICATION REPORT

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

RESOLVED – That the report be noted.

09.DC.63 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS)

The Committee received for information, a schedule listing the remainder of the planning applications determined by the Corporate Director (Business) under delegated powers between 17 June and 8 July 2009.

RESOLVED – That the schedule be noted.

Chair

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Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18.08.2009

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
1	09/00437/COU	Refuse Full Planning Permission	Land 65m South Of 3 Olde Stoneheath Court (bounded By M61 And Hut Lane) Hut Lane Heath Charnock Lancashire	Retrospective application for the use of land for stationing of two mobile homes and up to 14 touring caravans for residential occupation for temporary period of 3 - 4 years with associated development (hard standing, utility building, septic tank, 6 small toilet buildings, second access off Hut Lane, brick pillars and gates)
2	09/00392/FULMAJ	Refuse Full Planning Permission	202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA	Erection of 14 two storey dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road)
3	08/01250/FUL	Refuse Full Planning Permission	243 Southport Road Ulnes Walton Leyland PR26 8LQ	Erection of 1.8m high brick wall with pillars and steel railings
4	09/00404/OUTMAJ	Permit Outline Planning Permission	Fire Training Centre Washington Hall Washington Lane Euxton Chorley	Outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ)
5	09/00441/FULMAJ	Permit (Subject to Legal Agreement)	Formerly Multipart Distribution Limited Pilling Lane Chorley	Substitution of house types and inclusion of electricity sub-station, (amendment to part of site - reserved matters approval 07/01226/REMAJ).

Report

6	09/00449/REMAJ	Approve Reserved Matters	Land Parcel H6 Lancashire Drive Buckshaw Village Lancashire	Reserved matters application for the erection of 227 dwellings with associated garages, roads, sewers & parking spaces for Parcels H6, I (Phase 1) and I (Phase 2)
7	09/00461/FUL	Permit (Subject to Legal Agreement)	Land 10m South West Of 14 Saville Street Chorley	Erection of three town houses
8	09/00463/FUL	Permit (Subject to Legal Agreement)	Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ	Erection of 3 detached bungalows and associated access
9	09/00507/OUT	Permit Outline Planning Permission	Land 35m West Of 19 Bannister Lane Eccleston Lancashire	Erection of 5 No. 2.5 storey and 1 No. 2 Storey houses and associated works
10	09/00541/FUL	Refuse Full Planning Permission	4 Ewell Close Chorley PR6 8TT	Demolition of existing bungalow and erection of 8 two storey detached dwellings with associated garages and infrastructure

Item 1 **09/00437/COU** **Refuse Full Planning Permission**

Case Officer **Mr Peter Willacy**

Ward **Heath Charnock And Rivington**

Proposal **Retrospective application for the use of land for stationing of two mobile homes and up to 14 touring caravans for residential occupation for temporary period of 3 - 4 years with associated development (hard standing, utility building, septic tank, 6 small toilet buildings, second access off Hut Lane, brick pillars and gates)**

Location **Land 65m South Of 3 Olde Stoneheath Court (bounded By M61 And Hut Lane) Hut Lane Heath Charnock Lancashire**

Applicant **Mr Michael Linfoot & Mr J Boswell**

Proposal This application relates to a triangular shaped area of land of approximately 0.25 hectares located on the eastern side of the M61 between the motorway and Hut Lane and lying to the south of residential properties at Stoneheath Court and Red Row. The site is situated between the settlement areas of Adlington and Chorley.

The application is in part retrospective as 12 caravans have already moved onto the land and a septic tank installed and utility building erected. Other unauthorised works have also been carried out including the laying of hardstanding, erection of gate pillars/gates and construction of a new vehicular access.

Planning History In 2008 an application was submitted to erect a stable on the land together with a riding arena. The application accorded with Green Belt policy and the Council's supplementary guidance policy on development involving horses and was granted planning permission. During the 1990s the land was used to store timber and wood shavings without planning permission and enforcement action was taken. An appeal against the enforcement notice was dismissed and the land was cleared of stored timber and sawdust. The land had been covered with trees and undergrowth up to last year when the trees and undergrowth were removed.

Applicant's Case Permission is sought for a caravan site with 8 plots for occupation by two extended Romany Gypsy families. The site is within 2 miles of the centre of Chorley. The planning system recognises that Gypsy-Travellers have particular accommodation needs that should be met.

The proposal is inappropriate development in the Green Belt. Substantial weight must be attached to the definitional harm and any other harm. The proposal results in loss of openness and it is harmful to the character and appearance of the area. The onus is on the applicants to demonstrate that there are material considerations capable of providing the very special circumstances needed to clearly outweigh harm.

There are considerable benefits to the families of a settled site where they can live in accordance with their Gypsy tradition. They are all homeless. They have never lived in housing. They have lived on farms in this area but without consent. They have been stopping on car parks and laybys – not doubt causing inconvenience to others. Para 4 C 1/2006 recognises the conflict and distress this can cause and harm to community relations. There are young children who need to be settled in order to access education.

The site is well screened. Little can be seen from outside the site. Water and electricity is connected. . The site is well located to access everyday services.

There is need to interpret policy flexibly and positively to facilitate provision to meet this need. As sites will have to be found as part of a site allocation DPD it could be seen to pre-empt the LDF process to grant permanent permission. For this reason the applicants would accept a temporary consent. Having checked the Council web site it is unclear as to the timetable for LDD adoption. I note that work is progressing with Preston and Ribble on a Central Lancashire Core Strategy with adopted scheduled (AMR 2007-2008) in December 2010 and a Site Allocation DPD scheduled for May 2010. . The appropriate period for a temporary consent would appear to be 3-4 years. This would provide the families with somewhere lawful to stay whilst the need for additional sites is resolved in this part of Lancashire.

I summarise the main points as follows

Harm against

- inappropriate development in the Green Belt
- loss of openness from siting of caravans
- encroachment into the open countryside and harm to the character and appearance of the site

Weight in favour

- Weight to be attached to C 1/2006 and in particular the substantial weight to be attached to unmet need in considering a temporary consent
- Clear, immediate and substantial need for sites in Lancashire
- absence of any socially provided site in Chorley
- evidence that there are repeated unauthorised incursions in the district
- Lack of alternative sites and limited scope for finding suitable sites not in the Green Belt
- Location close to other built development
- Site is connected/capable of being connected to all essential services
- The personal need of the families to be settled in accordance with their traditional way of life and the importance attached to the importance of the extended family to the Gypsy way of life.
- The site is in a reasonably sustainable location close to essential services and facilities in Adlington and Chorley.

- The site is contained by existing hedgerows and trees which produce good cover during summer months
- The concerns of the Council could be dealt with by condition.

Planning Policy

The relevant planning policies are –
 Policy DC1 - Green Belts
 Policy PS14 - Gypsies and other Travellers
 PPG2 - Green Belts
 PPS3 - Housing
 PPS1 - Delivering Sustainable Development
 PPS7 - Sustainable Development in Rural Areas
 Circular 01/2006 - Planning For Gypsy And Traveller Caravan Sites
 Gypsy & Traveller Accommodation Assessment
 Draft Policy L6 of the Submitted Draft North West Plan Partial Review
 Policy 29 - Sites For Gypsy and Traveller Families Joint Lancashire Structure Plan

Consultations

LCC (Highways) have no objection to the development.

The Crime Reduction/Architectural Liaison Officer advises that this situation has potential for a rise in tension between the communities involved and after consultation with Chorley Police it would be in the interest of all concerned parties to deal with this matter and bring it to a satisfactory conclusion as quickly as timescales permit.

Heath Charnock Parish Council object to the development in the Greenbelt and are concerned about the access to the site and the increase in traffic using Long Lane. They also consider that the development will result in increased noise levels for neighbouring residents.

The Ramblers object on the grounds that the development would set a precedent for the use of land within the Greenbelt, lead to an increase of traffic along Hut Lane, have insufficient screening from vegetation during the winter months and harm the visual amenities of users of public footpath No 13.

CPRE object to the urbanisation of this Greenbelt site and wish to see the site returned to its previous natural state.

Neighbourhoods recommend that adequate provision is made for the safe and secure storage and collection of waste. They also ask for an informative adding in the event of planning permission being granted to advise the applicant that a caravan site licence will also be required.

The Environment Agency have no objection in principle to the development.

The Fire Authority has no observations provided the proposals are carried out in accordance with the submitted plans

Rivington Parish Council object to the application.

United Utilities have no objection to the proposal.

Building control have inspected the septic tank and advise that the tank installed actually forms a cess pit and is not a septic tank which would require additional land to discharge to. However, the tank is currently being emptied on a fortnightly basis and this would be satisfactory on a temporary basis only. Connection to mains sewage is possible and could be conditioned if planning permission was granted.

The Highways Agency have no objection.

Lancashire Gypsy Roma and Traveller Achievement Service comment that the achievement of Gypsy, Roma and Traveller children in the education system is already significantly lower than that of any other ethnic group. This is partially as a result of mobility and lack of provision, which results in the children and young people often being unable to access education for long periods of time. These families are keen to ensure that their children are not part of this statistic, and are able to achieve their full potential within the formal educational system. If planning permission cannot be granted, this will inevitably mean a return to the side of the road, where continuity of education cannot be guaranteed, and where the children's educational achievement will inevitably suffer.

Lancashire Environment Directorate advises that there is insufficient information to determine the application due to an absence of an ecological assessment for the area.

Representations

To date, 119 letters and 41 emails of objection have been received. In addition two petitions with 60 and 27 signatures respectively have been received objecting to the development.

The contents of the letters of objection/petitions, and supporting letters can be summarised as follows: -

- Not retrospective to stabling (plans were never implemented)
- Development is inappropriate for the Green Belt (PS14)
- Impact on wildlife
- Council already confirmed approval would never be granted
- Does not meet sustainability criteria
- Deception negates chances for creation of a respectful and inclusive community
- More suitable sites are potentially available
- Water-logging (Perched water table)
- Inability to adequately screen the site
- Traffic related problems

- Health risks living in caravans close to a motorway (noise, pollution etc)
- No sustained past proven connection to Chorley (closer connections elsewhere)
- Dispute that past evidence supports permanent need

- Concern regards Gypsy status (property in other boroughs)
- Fire Evacuation (Hallsworth Fold Cottage/Farm/Manor; Brindles Farm; Red Row Cottages)
- Light Pollution
- Drawing inaccuracies (and impact on site density)
- Site density causing overspill of activities off site
- 2nd entrance near Transco pipeline
- Increased volumes of people having significant impact on this small community
- Visual impact on Green Belt amenity
- Deception negating future community integration
- Restrictive covenants on land use
- Impact on children (existing residents)
- Impact on character (commercial vehicles, burger bar, candy-floss trailer etc)

Two letters have been received from planning consultants objecting to the development on behalf of local residents. They object on the grounds of - inappropriate development in the Green Belt, impact on residential and visual amenity, noise from motorway, unsustainable location, unsatisfactory drainage provision and no evidence of search for alternative sites.

Four letters supporting the application have been received they consider that the gypsies should be allowed to live on their own land and have access to medical and educational facilities.

Assessment

The main issues for consideration are as follows: -

Green Belt

The development is not listed in any of the categories of appropriate development in the Green Belt given in Policy DC1 of the Chorley Borough Local Plan Review or in PPG2. The use of the land as a caravan site is by definition therefore inappropriate development. It is for the applicant to show whether there are any 'very special circumstances' which outweigh the presumption against such development. Circular 2006/1 makes it clear that such development is normally inappropriate development in the green belt and alternatives should be explored before Green Belt locations are considered.

Only appropriate uses of land, which do not harm the character, appearance, and openness of the Green Belt will therefore be permitted in such areas. The caravans because of their form and appearance together with other works carried out to the land are a prominent feature in this rural area and affect the openness of the Green Belt.

Landscaping would not outweigh the harm that is caused to the Green Belt by virtue of inappropriateness and the concept of "openness" in Green Belt terms means freedom from development, which is only partly concerned with the degree of visibility. Additional landscaping of the site could not be achieved because there is insufficient land within the site to accommodate any

meaningful planting and the land surrounding the site is not within the applicants ownership which would adequately mitigate these harmful effects and the fact that a site is well screened, or out of sight, does not overcome the inherent policy failings in that the development is by definition inappropriate.

Such a situation would have a damaging effect on the areas of Green Belt within the Borough by facilitating a gradual erosion of the attractive open rural areas that characterise Chorley and are an integral feature of the Boroughs rural attractiveness.

Effect on Character and Appearance of area

The land in the vicinity of the application site is undulating gradually rising up towards Rivington Pike. Hut Lane crosses the M61 motorway at an elevated level. The area is characterised by hedgerows and stone walling around field parcels in agricultural use. Next to the site is a residential housing estate surrounding by a stone wall and mature trees.

Prior to the unauthorised development, the site was open in nature and until last year covered with trees/undergrowth. The approval of planning permission for stables would have had a neutral effect on the site's openness and was a form of development appropriate to the Green Belt.

The current development has an urbanised appearance from short-distance views of gated access and stone pillars and views of caravans and vehicles between gaps in vegetation, together with the upper parts of caravans within the site.

Existing vegetation outside of the application site serves to screen the development during the summer months from some vantage points. However during winter months the impact of the development would be more obvious within the locality and more damaging visually to the rural landscape. Furthermore there is no space within the application site for carrying out additional landscaping of a sufficient scale and density to adequately screen the development.

Residential Amenity

Stoneheath Court are the nearest residential properties to the site and the nearest building is about 25 metres from the boundary of the application site.

Initially when the travellers first moved onto the land there was disturbance caused from noise and traffic movements by the works carried out to the land which led to a temporary loss of amenity to neighbouring residents. Since then following the service of a Temporary Stop Notice no further works have been carried out.

In terms of loss of amenity from the development itself, whilst the site is close to Stoneheath Court no direct views are possible because of existing vegetation however this would not be the case during the winter months due to loss of vegetation and caravans and other structures would be highly visible leading to a loss of outlook. This loss of visual amenity would harm the visual amenities of residents which they could have reasonably expected

to enjoy within this attractive rural Green belt environment.

Very Special Circumstances

The proposal constitutes inappropriate development in the Green Belt. There must be other material considerations that amount to 'very special circumstances' sufficient to outweigh the presumption against such inappropriate development.

The applicants supporting statement accepts that the development is 'inappropriate' and has identified the following material considerations in support of the application.

1. The applicants rely on their Gypsy status. They have a clear nomadic habit of life and strong local connections to this District.
2. Strong connections to this district
3. Unmet need in Lancashire / Greater Manchester for additional sites
4. Government policy encourages Gypsy-travellers to self provide. Housing is an inappropriate option for many Gypsy families.
5. Absence of alternative provision. No authority in Lancashire has been able or willing to identify suitable sites for Gypsy-Travellers. Recent guidance in C 1/2006 and PPS3 weighs very strongly in support of this site.
6. Scope for temporary permissions as outlined in the Transitional Arrangements in C 1/2006.
7. With most of the district covered by Green Belt scope for finding a suitable alternative site is very restricted. Planning policy provides little guidance for Gypsy-Travellers searching for a site.
8. The concerns of the Council could be addressed by condition (i.e. personal/temporary consent with limit on the number and siting of caravans on site)
9. Human rights and Race Relations rights.

Need for gypsy sites in the area

Circular 01/2006 states that the evidence shows that proceeding circular 1/94 failed to deliver adequate sites for gypsies and travellers over the previous 10 years. There is a clear and undisputed significant national and regional need for Gypsies and Travellers Provision in England and Wales.

So far as the need in Chorley is concerned, a Gypsy Traveller Accommodation Assessment was carried out for Lancashire in 2007. This indicated that no pitches were needed in Chorley.

The Circular highlights that it is the role of the Regional Spatial Strategy to specify how many gypsy and traveller pitches are required in each local planning authority area. However, the adopted RSS does not include a policy on gypsies and travellers.

Therefore, currently there is no adopted pitch requirement for the Borough.

4NW, who are the Regional Planning Body, are currently undertaking a Partial Review of the RSS that will include policy coverage of gypsies and travellers and may include a pitch requirement for the Borough.

As part of the RSS Partial Review process, 4NW produced an Interim Draft Policy on accommodation for gypsies and travellers that was subject to consultation from January – March 2009. This indicated a requirement for a minimum of 10 additional permanent residential pitches and 5 transit pitches over the period 2007 – 2016 in the Borough, with further pitches required beyond 2016. The Council objected to these requirements as they did not accord with the GTAA and very little evidence was presented to support them.

The next stage of the RSS Partial Review process is formal submission of the Draft RSS to Government and formal public consultation on the submitted policies. This consultation began on 27 July 2009 and will run to 19 October 2009. The Submitted Draft Policy on accommodation for gypsies and travellers sets out the same pitch requirement for the Borough as those in the Interim Draft Policy. The timetable for the next stages of the RSS Partial Review is as follows:

Examination in Public: October 2009 – May 2010
Examination in Public Panel Report published: May 2010
Preparation & consultation on Secretary of State's
Proposed Changes: May 2010 – October 2010
Final version of RSS published by Government: December 2010

The submitted draft policy figures can currently be given little weight, due to their draft status and a lack of robust evidence. 4NW have formally submitted these pitch requirements for the Borough to Government. However, representations can be made to these figures and there remains potential for them to be changed later on in the process. Therefore, at this stage, there are no fixed pitch figures in regional policy.

The Circular provides transitional advice for Local Planning Authorities in situations where regional consideration of pitch numbers has not been completed and there is a clear and immediate need, for instance evidenced through the presence of significant numbers of unauthorised encampments. However, this is not the situation in Chorley, as there are no significant numbers of unauthorised encampments. There is just one current encampment, which is the subject of this application.

Personal circumstances

It has been established through case law that personal circumstances are a material consideration and in this application matters relating to education and health are most relevant.

There are four children enrolled at school in lower Adlington with

two more due to start school in September. Places are to be found for three other children who are away travelling at the moment. There is no evidence that any of the children have special needs.

The families are registered at the Granville Medical Centre in Adlington. Although generally in good health, one person is diabetic and another receiving treatment for depression related problems. However, there does not appear to be anything that would result in a material consideration.

There is no evidence that the families have healthcare and education needs that require them to live on this particular site.

Human Rights

With regard to the human rights implications of the consideration of the application this may give rise to an interference with the applicants and families rights under Article 1 of the first Protocol and Article 8 of the European Convention on Human Rights. However, this interference must be balanced against the public interest in pursuing the legitimate aims stated in Article 1 and 8 such as the well being of the country, which includes the protection of the environment.

The harm which has been and would continue to be caused by the development is considerable. Should the recommendation be accepted there will clearly be an interference with the Human Rights of the travellers requiring them to relocate to an alternative location. However, in my opinion such interference is outweighed in this case by the harm caused by inappropriateness and visual amenity of the Green Belt and the rural landscape.

Other Representations Received

Correspondence has been received both objecting and supporting the application.

Matters arising from the correspondence have highlighted issues in relation to water logging of gardens as a result of the development and the effect on protected trees. Both the Environment Agency and Neighbourhoods who are responsible for land drainage have been consulted on the application and have been advised of the concern and have visited the site. They have raised no objection to the application and do not consider that the development has given rise to any problem with water logging. The Council's arboriculturist has inspected the trees and found that one tree has been dead for sometime but found no evidence of water pooling or other signs that the trees had been affected by the development.

Departure Application

The development is a departure from the Development Plan in that it involves development inappropriate in the Green Belt. This would significantly prejudice the implementation of the Development Plan's policies and proposals. The Council would have to consider referring the application to the Secretary of State for the Environment if the Council is minded to approve it.

Conclusion

Circular 01/2006 states that new gypsy and traveller sites in the Green Belt are normally inappropriate development and that national planning policy on Green Belts applies equally to the applications for planning permission from gypsies and travellers, and the settled population. The applicants agree that this proposal is inappropriate development in the Green Belt, but highlight a number of factors that they believe constitute very special circumstances that justify the inappropriate development and outweigh the harm caused. Those factors most relevant to planning policy are considered below.

The applicants state that there is a clear, immediate and substantial need for sites in Lancashire. This may be the case for some parts of the county, but is not the case in Chorley, where there is one encampment, that is the subject of this application. Whilst there have been a small number of unauthorised encampments in recent years, these have been short term visits and there have been no other planning applications received for sites. There are no records of encampments in the twice yearly caravan count over the last five years and the recent GTAA does not identify a need in the Borough. On that basis the Council have had regard to circular 01/2006 in considering that the evidence available does not support the granting of a temporary permission.

The applicants state that there is a lack of alternative sites and limited scope for finding suitable sites not in the Green Belt. The Circular states that alternatives should be explored before Green Belt locations are considered. The circular highlights that locations in or near existing settlements with access to local services, such as shops, doctors and schools should be preferred. No evidence has been provided by the applicants to indicate that any alternative sites have actually been considered in more appropriate locations within or adjoining settlements, and no consultation took place with the Council before the land was purchased, as recommended in the Circular.

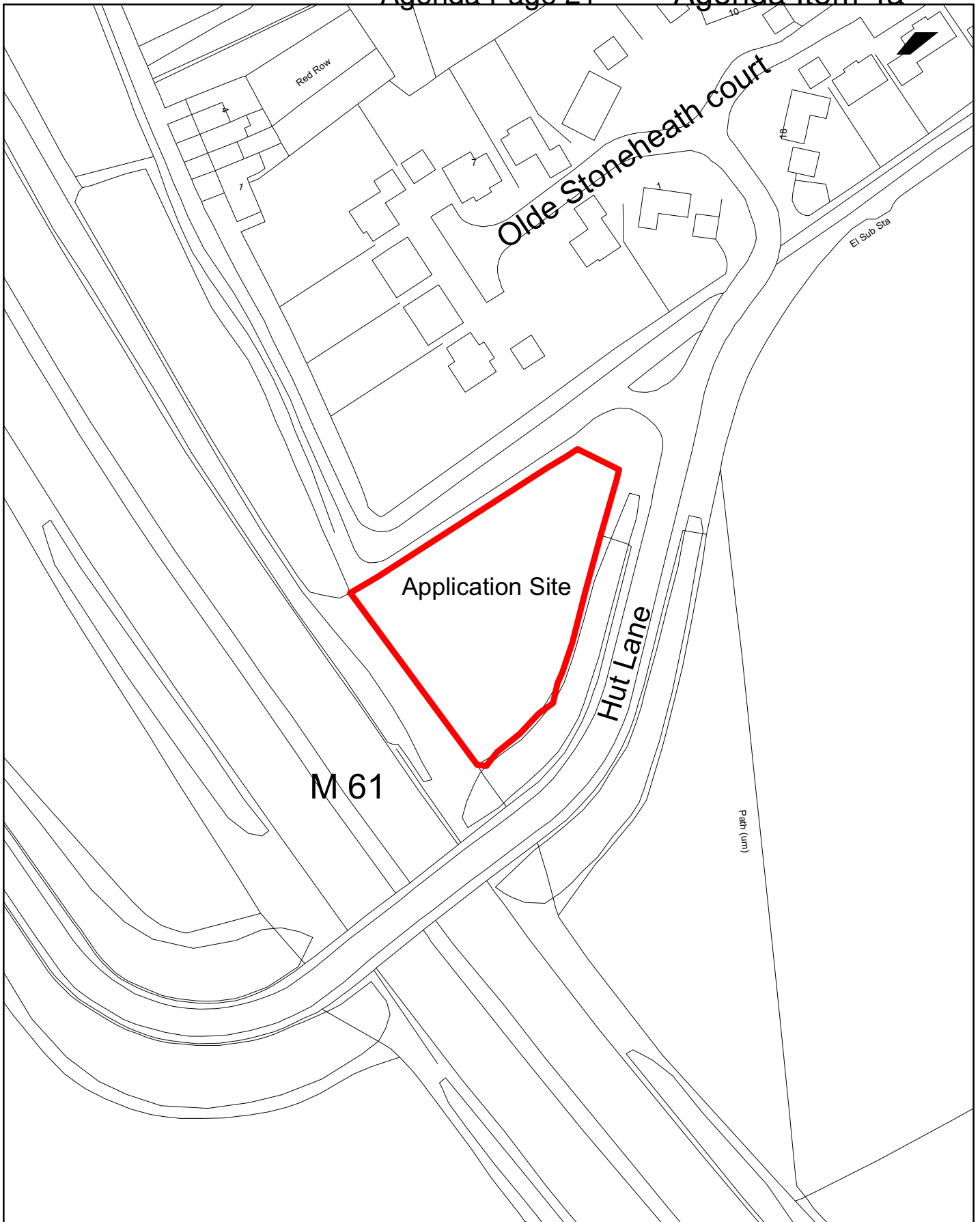
The applicants state that the site is in a reasonably sustainable location close to essential services and facilities in Adlington and Chorley. However, the distance from this site to these settlements and their services means that this site is not genuinely sustainable, with the vast majority of trips likely to be via private vehicle, rather than by walking or other more sustainable transport forms.

In conclusion, it is not considered that the very special circumstances provided by the applicants are sufficient to justify this proposal and outweigh the harm caused to the Green Belt.

Recommendation: Refuse Full Planning Permission**Reasons**

1. The site is located within the Green Belt and the development constitutes inappropriate development and so conflicts with Policy DC1, Policy PS14 of the Chorley Borough Local Plan Review, Policy 29 of the Joint Lancashire Structure Plan and PPG2 and Circular 01/2006. Very special circumstances must exist therefore in order to justify planning permission being granted. In this case, the material considerations advanced in support of the application are not considered to be of sufficient weight to justify planning permission being granted.
 2. The development by reason of its urban appearance is visually detrimental and harmful to the rural character and appearance of the Green Belt contrary to PPG2.
 3. The development by virtue of its form and appearance is detrimental to the visual amenities of the occupiers of neighbouring property.
-

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

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Application No.

09/00437/COU

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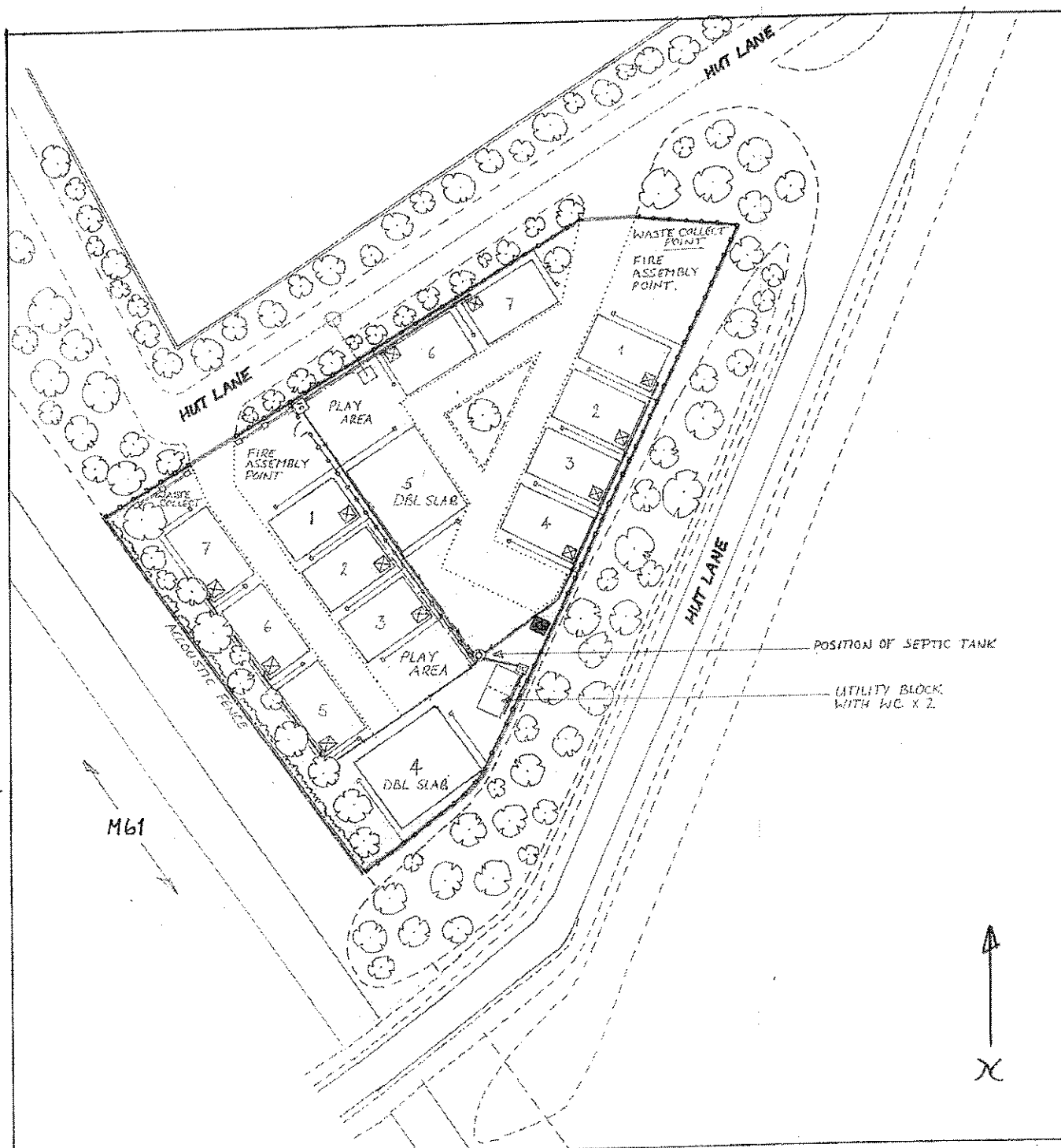
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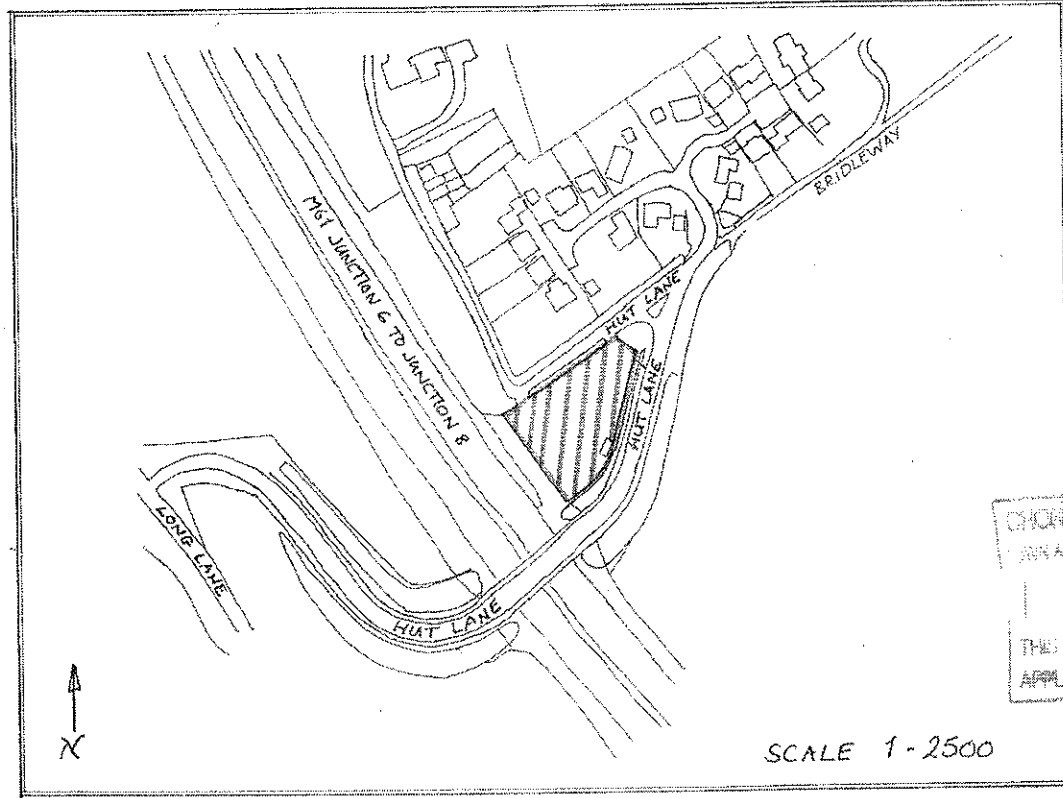
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Item 1

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PROPOSED SITE PLAN (SCALE OF 1-500)



SCALE 1-2500

CHORLEY BOROUGH COUNCIL
 PLANNING DEPARTMENT
 - 1 JUN 2009
 THE BOROUGH ENGINEER
 APPLICATION NO. 09/437/001

A2

PROPOSED "CHANGE OF USE" FROM EXISTING STABLE BLOCK + EXERCISE AREA + LAND.

THIS PROPOSAL RELATES TO THE BUILDING OF A GIPSY/TRAVELER SITE, WITH 14 PITCHES. THE PROPOSED CHANGE OF USE OF THE STABLE BLOCK TO FORM TWO UTILITY ROOMS + WC. THE FORMATION OF A SECOND ACCESS FROM HUT LANE TO THE SITE. EACH PITCH WILL BE 6 M X 10 M, X 140mm ON BLINDED CONSOLIDATED HARDCORE. (FOR SLAB PITCH DETAILS, SEE DRAWING 2 OF 3). EACH PITCH TO BE DIVIDED BY A 1.2m WOODEN FENCE. LIGHTING WILL BE PROVIDED TO THE SITE, TO THE APPROVAL OF THE LOCAL PLANNING DEPT. THERE WILL BE A DESIGNATED STORAGE AREA (SEE PROPOSED SITE PLAN) FOR THE STORAGE OF GAS BOTTLES. THIS WILL BE A SECURE ENCLOSED AREA. A NOISE BARRIER WILL BE PROVIDED TO THE BOUNDARY FACING THE M61 MOTORWAY, BY THE PROVISION OF A 2.4 M WOODEN SOLID FENCE IN FRONT OF PLANTED HEDGE AND EXISTING TREES. A 4500 LTR SEPTIC TANK WILL BE PROVIDED AT A POSITION, (SEE PROPOSED SITE PLAN), TO TAKE FOUL WATER AND PROVISIONS MADE FOR COLLECTION PROVISIONS WILL ALSO BE MADE FOR FOR THE COLLECTION OF DOMESTIC WASTE. BARK CHIPPINGS OR SETTS TO BE PLACED BETWEEN EACH PITCH/SLAB AND GENERAL LANDSCAPING TO THE SITE WILL BE TO THE APPROVAL OF THE LOCAL PLANNING DEPT. A NEW ACCESS ROAD WILL BE REQUIRED ON THE BEND OF HUT LANE, AS SHOWN ON SITE PLAN. ALL NEW ON SITE ROADS CONSTRUCTED OF CONSOLIDATED HARDCORE OVERLAID WITH TARMAC.

PROPERTY ADDRESS:	AGENT DETAILS:	DRAWING N ^o : 1 OF 3	DRAWING DATE: 05/06/2009	KEY:
LAND ON NORTH WEST SIDE OF; HUT LANE, HEATH CHARNOCK, CHORLEY, LANCASHIRE, PR6 9EH.	MR JOHN R RAMSAY 2, PARK LANE, HOLGATE, YORK. NORTH YORKSHIRE, YO24 4JW.	FOR DETAILS OF TOILET BLOCKS MARKED <input checked="" type="checkbox"/> : SEE DRAWING N ^o 2. FOR DETAILS OF UTILITY BLOCK SEE DRAWING N ^o 3.	ALL BUILDING WORK TO BE TO THE REQUIREMENTS OF THE LOCAL BUILDINGS CONTROL OFFICER.	<input type="checkbox"/> BOUNDARY <input type="checkbox"/> GRASSED AREA <input type="checkbox"/> DRAINS <input checked="" type="checkbox"/> GAS BOTTLE AREA

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Item 2 09/00392/FULMAJ Refuse Full Planning Permission

Case Officer Caron Taylor

Ward Clayton-le-Woods And Whittle-le-Woods

Proposal **Erection of 14 two storey dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road)**

Location **202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA**

Applicant **Mr Iain Fowler**

Proposal: Erection of 14 two storey dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road).

Summary: The application proposes 14 two-storey dwelling on a site higher than Chorley Old Road. The Design and Access Statement fails to demonstrate how the character of the area and features of the site have influenced the proposal. The application is considered unacceptable in a number of respects; that the proposed design and layout of detached two-storey houses is out of character with the immediate area that is mainly characterised by bungalows and two-storey terraced houses/cottages; the land is elevated above the surrounding properties and the houses will be highly visible especially from the proposed access off Chorley Old Road and at the end of St. Helens Close that is also populated by bungalows. The properties do not meet the required interface guidelines with surrounding properties due to the level differences and parking provision is deficient. There is also concern for mature trees adjacent to the site that add to the visual amenity of the area and it is not considered policy SR1 on Sustainable Resources has been met. The application is therefore recommended for refusal.

Planning Policy: Planning Policy Statement 1: Delivering Sustainable Development
 Planning Policy Statement 3: Housing (and By Design Better Places to Live: A Companion Guide to PPG3)
 Planning Policy Statement 23: Planning and Pollution Control
 Planning Policy Guidance 13: Transport
 Manual for Streets
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 RT2- Managing Travel Demand
Chorley Borough Local Plan Review:
 GN1- Settlement Policy- Main Settlements
 EP9- Trees and Woodland
 HS4- Design and Layout of Residential Developments
 HS6 – Housing Windfall Sites
 TR4- Highway Development Control Criteria
 Sustainable Resources DPD
 Sustainable Resources SPD
 SPG: Design Guidance,
 SPD: Householder Design Guidance

Chorley Council: Higher Density Housing – Achieving High Quality Design

Planning History: The only planning history on the site dates back to the 1950s. In 1953 (5/5/920) and 1954 (5/5/994) bungalows were permitted on the site. These were part of schemes including dwellings where the bungalows are now positioned on Chorley Old Road (which were granted planning permission in 1955), but were obviously never built.

Consultations: LCC Strategic Planning
The Director of Strategic Planning and Transport considers that the proposed development conforms to the North West of England Plan Regional Spatial Strategy to 2021.

Chorley Council Planning Policy

Policy HS6 of the Local Plan Review states that residential development on sites not allocated and within the boundaries of settlements excluded from the Green Belt will only be permitted if the applicant can satisfy all the criteria set out in this policy. As the site is previously undeveloped, criteria (f) is of particular relevance to this application. In order to meet the requirements of this criterion the applicant must demonstrate that there are no suitable allocated or previously developed sites available in the settlement for residential development.

The application must also conform to Policy SR1 of the Sustainable Resources Development Plan Document. The 'Sustainable Resources Report' submitted as part of the application fails to take account of this policy. An 'Energy Efficiency/Resource Conservation Statement' is required for all residential developments of 5 or more dwellings demonstrating how the requirements for each criterion of Policy SR1 have been met. In particular, criteria (b) of Policy SR1 requires appropriate renewable or low carbon energy sources to be installed in order to reduce the carbon emissions of the predicted energy use of the development by at least 10%. Details of the technologies to be installed and how the 10% reduction in carbon emissions will be achieved need to be set out in the 'Energy Efficiency/Resource Conservation Statement'.

LCC Highways

1. Sight lines of 2.4m x 40m are shown. These are inadequate for a junction of an estate road with a local distributor road (Type 3A). The design document that applies in this situation is Design Manual for Roads and Bridges, not MfS. The requirement therefore will be 2.4m x 70m. This may still be achievable, but needs to be shown on the plan.
2. The road must be designed to give a design speed of 20mph. This road is effectively straight for 90m. The maximum straight before a horizontal feature (bend) is 60m. The addition of vertical features is not a solution in this situation.
3. The driveway to Plots 9 – 12 is shown wider than the carriageway width. This needs narrowing down to the maximum of 5.5m wide.
4. The driveway serving Plots 4 – 6 is shown coming off the corner of the turning head. This is an impractical design as the highway drainage is normally in the corner so the gully is subjected to higher traffic loads and the levels do not work. The drive should be moved to come off the road at 90°.

5. Driveway to Plot 2 needs to be a minimum of 6m long.

Without the information needed for Point 1 and with the design fundamentally flawed as mentioned in Point 2, they ask that the application be rejected on highway safety grounds, minor amendments can resolve the remaining points. **Chorley disagree with LCC on the requirement of a 70m visibility splay, see the Highways section in the assessment part of this report.** Plans have been received making small amendments to the highways layout, see assessment section of this report.

Chorley Council's Planning Policy and Urban Design Team Leader Policy GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats of the Local Plan Review states that all development proposals need to be appropriately designed in terms of their external appearance and respect the character of the areas in which they are located.

The Council has recently produced a guidance note on 'Higher Density Housing – Achieving High Quality Design' which has been out to public consultation and is now due to be reported back to Executive Committee to be endorsed for Development Control purposes. It is also relevant to this application.

The historic character of Chorley Old Road is one of 2-storey stone terraces, ribbon pointed, with shallow pitched roofs in slate and chimneys, raised stone reveals, wooden windows and doors. These dwellings tend to have low front walls, some entrances displaying porches. Within this context there are some very successful examples of modern developments that continue these terraces to the rear, accessed along a narrow road, devoid of footpaths (which serves to slow cars down appropriately).

The bungalows fronting this site are a relatively recent addition. They are semi-detached dwellings in brick (some rendered), with dormer windows, steep pitched roofs, and chimneys. Though they are not of any particular architectural value, they do create a character of low density dwellings on generous plots.

The applicant therefore needs to demonstrate how the surrounding character has influenced this proposal. The design and access statement submitted fails to tell the story of the layout and architectural design and demonstrate how these have evolved and include previous layouts and how they were considered and refined or discounted to arrive at this proposal. In order to properly assess this proposal and demonstrate that the proposed scale and massing is appropriate, it should include sections, 3-d representations by way of axonometrics, photographs and perspectives.

The starting point should be a site analysis. The site is also significantly higher than the road height and views of the site are afforded through the bungalows. Accordingly, the applicant should be explicit about how this has influenced the layout.

The Councils Urban Designer does not agree with the applicant's statement that most properties along Chorley Old Road have their own unique appearance. As outlined above, there is a distinctiveness to many of the more traditional terraces which

creates a sense of place which should be replicated by this development.

A standard layout and standard house types are proposed. This is contrary to good design practice. How can the access be treated to respond to the character of the area? What is the relevance of the 'Oxford', 'Montgomery', 'Scott' or 'Eton' to Chorley Old Road? The Oxford represents a bland gateway to the development where one would expect a higher degree of design consideration/quality. Incidentally, the layout shows an access path that doesn't actually lead to the front door.

The Montgomery is unacceptable as its front elevation is dominated by a double garage which is particularly problematic as it forms a visual stop to the two main vistas in the site. The Scott has a front elevation dominated by a garage in which the main entrance is lost. It is poor design practice to push such garages to the front of the building line.

The Eton is a completely different style of dwelling with a 'heavier' roof and bay window different to the other dwelling types. Again, double garages dominate the elevation. The developer should make reference to the character of Chorley Old Road and seek to create an area of unique character, particularly as this development will be viewed from the road on an elevated site. Whilst standard house plans may be acceptable, the design of elevations should be area specific, for example responding to the stone terraces with raised stone reveals.

Finally, in relation to the proposed demolition of one of the semi-detached bungalows, they have concerns over how the remaining bungalow will appear at this prominent entrance. A pair of semi-detached bungalows is visually balanced/symmetrical and looks 'right'. To remove half a pair of semis undermines this pleasing character, resulting in an awkward/wrong looking dwelling to the detriment of the streetscene. In short, this proposed development should be resisted as it is clearly contrary to good design practice.

Utilities Utilities

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

Environment Agency

Have no objection to the proposal subject to a condition requiring a scheme for the provision and implementation of a surface water regulation system to be submitted for approval, so surface water run off from the site is restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

Architectural Design and Crime Reduction Advisor

There is a public footpath behind the rear boundary fence of plots 5/6/7/8 and 9 which is a threat to those properties as there is potential for burglary and theft. Most burglaries are committed from the rear of the property and the footpath provides an opportunity to enter and leave the property without being seen.

They therefore ask that consideration be given to a condition being added to the effect that the proposed development

incorporates specification of 'Secured by Design' to the specific plots mentioned above. In particular the ground floor of the properties to be fitted with double glazed panels, laminated glass to the exterior and BS7950 Secured by Design certificated frames. The ground floor entrance doors to be fitted with Secure by Design enhanced security doors BSI PAS 24:1:1999 and suitable power provision for installation of an intruder alarm to comply with BS6799 and BS4737 to be fitted to each property.

If the above were installed the development would be safe and secure; where crime and disorder or fear of crime would be greatly reduced and comply with PPS1 and PPS3.

Environmental Protection

Request a condition relating to ground contamination to be applied to any permission.

Arboricultural Officer

The two trees at the rear of the garden boundary of no 206 are both very good looking trees. They are a Sycamore and a Beech and stand 14 metres plus tall. Both have full, healthy canopies with no dieback evident and look in good condition. Looking at the proposed site layout, plot no. 1 of the new estate would be far too close to the trees, causing them quite a bit of root damage. As the trees are off-site, they may not need a Tree Preservation Order, but they would like to see a root protection zone established around that corner.

LCC Planning Contributions

Lancashire County Council have requested contributions towards education and waste management, however Chorley has not signed up to 'Planning Obligations in Lancashire' from which this stems. It is not considered that the request would meet the tests in Circular 05/05: Planning Obligations as no details been provided as to how the requested contribution would secure the items it is for.

Whittle-le-Woods Parish Council

Are concerned over houses being built in this locality. All the surrounding properties are bungalows built on land which lies lower than the proposed site, houses would overlook these properties causing a loss of privacy. It is also considered that houses will have a detrimental impact on the streetscene, as they would tower above surrounding properties, therefore it is felt that only bungalows should be built on this development.

The proposed development would be accessed via Chorley Old Road, this stretch of highway is very busy including lorries which access and exit the landfill site at Hill Top Lane, it also suffers from parking problems and congestion, this development would exacerbate the existing problems, having a detrimental effect on the quality of life of local residents.

In the garden of no. 206 Chorley Old Road there are two mature trees, a Birch and Sycamore, these trees are an integral part of the local environment and wildlife habitat. The Parish Council is concerned these trees would be damaged or felled in the construction of plot 1, resulting in a loss of wildlife habitat. It is felt that 14 detached houses is overdeveloping this site.

The Parish Council would like to request a site visit is made by the Planning Committee, as it is difficult to envisage the impact on the community from the submitted plans. It is requested a highway survey is undertaken between 5 and 7pm, not in the middle of the day.

Representations: 50 letter of objection have been received along with a petition signed by 67 people.

The planning reasons for objection can be summarised as:

- Chorley Old Road adjacent to the site is mostly bungalows of a similar type, being semi-detached rather than detached;
- The development would not respect or be in keeping with the immediate surrounding area;
- It would result in unacceptable privacy and loss of light to existing residents;
- It will not reflect the character of the area – the designs are not appropriate for the area;
- No part of the application acknowledges that no. 202 is half of a semi-detached bungalow. Demolition of this property would change the character and visual amenity of the area;
- It is overdevelopment of the area;
- The site is higher than the properties on Chorley Old Road – two-storey properties would block light to existing properties and cause overlooking. The proposal would dwarf and loom over surrounding properties;
- Wildlife will be affected;
- There is a mature tree that would be detrimentally affected in the garden on no. 206, it is requested it is protected by a Tree Preservation Order;
- Traffic congestion on Chorley Old Road would be caused due to kerbside parking;
- Although there is a mix of properties in the area the immediate ones are bungalows or terraced house/cottages in the wider area;
- The position of the access is in a congested place;
- Lorries use Chorley Old Road to access the landfill site at Hill Top Lane;
- There is insufficient infrastructure to serve the site;
- Visibility exiting the development will be restricted by parked vehicles;
- Headlights from cars exiting the access would shine into the windows of the properties opposite;
- The proposal will put pressure on the sewerage and utilities and could increase the risk of flooding to lower properties;
- There are a lack of children's recreational facilities in the area;
- The Council will have to maintain the communal areas;
- The proposal will result in the loss of a green space within the village;
- Many of the old properties on Chorley Old Road do not have any off-road parking and the proposal will make the parking situation worse;
- Access is near a dangerous corner and they believe the visibility splay is inadequate;

- Fourteen dwellings is too many for the site;
- The height of the land will make the houses highly visible;
- The proposed access will be a source of noise to the existing properties;
- Parking on the development is insufficient and residents will need to park on Chorley Old Road.

Assessment:Principle of the Development

The proposal is within the settlement of Whittle-le-Woods covered by Policy HS6 of the Local Plan Review. This states that residential development on sites not allocated and within the boundaries of settlements excluded from the Green Belt will only be permitted if the applicant can satisfy all the criteria set out in the policy. A criterion (f) covers undeveloped land (as this site is). The applicant has not demonstrated that there are no suitable allocated or previously developed sites available in the settlement for residential development in line with the policy as part of the application. It is therefore considered unacceptable in this respect.

Layout and Design and Appearance

Policies HS4: Design and Layout of Residential Developments and GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats of the Local Plan Review set out the basis for assessing housing applications. The Council has also produced a guidance note on 'Higher Density Housing – Achieving High Quality Design'.

It is not apparent how the scheme has evolved for this site from the Design and Access Statement submitted with the application. This states that there are a wide variety of properties along Chorley Old Road the abundant proliferation of which are two-storey detached dwellings. However, the site is bounded to the west by the bungalows on Chorley Old Road which back onto the site and are also opposite the proposed access. There is also a bungalow to the south (182A Chorley Old Road) and bungalows to the north on St Helen's Close. Other than the bungalows the majority of properties in the wider area are two-storey terraced houses/cottages, notably a stone fronted property at no. 204/206 Chorley Old Road and the group of terraces including the Royal Oak Public House to the north and the two-storey stone cottages to the south of the bungalows fronting Chorley Old Road. It is clear there are two main types of properties in the vicinity, the older stone two-storey terraces/cottages built close to the road side mainly without off-road parking and the newer (1950s) bungalows immediately bounding the site with larger front gardens set back from the road with off-road curtilage parking.

In terms of the general street pattern there are examples of housing off this part of Chorley Old Road at right angles, but they tend to be small historic developments of stone properties accessed via a narrow track without wide footpaths accessed between terraced properties. More modern properties in the immediate vicinity apart from the bungalows bounding the site tend to be small developments of a single property or few properties slotted into the old street pattern or added to the small original groups of properties off Chorley Old Road accessed between the terraces. The case officer agrees with the Urban Designer that the nature of the properties and their layout in this part of Whittle-le-Woods give it a distinct character and sense of

place focussed around the Public House and what used to be the old Post Office, which the development fails to respect contrary to PPS1, PPS3, policies GN5 and HS4 of the Local Plan and SPG: Design Guidance.

Another issue central to the site is the difference in levels as the land the subject of the application is higher than Chorley Old Road. The finished floor levels of the nearest proposed property to the bungalows on Chorley Old Road, plot 14 (the ones further to the west are higher) has a proposed finished floor level which is 1.68m higher than the floor level of the bungalow no. 200 and approximately 3.75m higher than the carriageway of Chorley Old Road. This factor does not seem to have influenced the design of the proposals yet any scheme would need to address this issue and exploit the existing topography and landscape if it is to sit comfortably within it. Nowhere in the Design and Access Statement is the difference between the levels of the site and its surroundings acknowledged. The site will be visible between the bungalows on Chorley Old Road which have side driveways between them and also up the proposed access which has a carriageway width of 5.5m as well as a pavement on each side. It is not therefore considered that the development is in keeping with the surrounding in terms of scale as they will be two-storey detached properties on land higher than that which surrounds it, on which there are mainly bungalows.

Although the difference in levels between the proposed properties and the bungalows on St Helens Close is much less, the layout of the scheme results in the two-storey element of the 'Montgomery' house type on plot 5 being positioned approximately 3m from the rear boundary of nos. 14 and 16 St Helens Close. These two properties are at the head of the cul-de-sac and there will therefore be substantial views of this property through the gap between the bungalows as it is so close to the boundary and will be positioned at the end of a vista. It is considered that this will result in a poor relationship between the site and St Helens close, dominating the head of the cul-de-sac and the property will dominate the streetscene as it will be viewed in the context of bungalows. It is not therefore considered that the proposed development respects the surrounding area in terms of scale, design, layout and building style as required by policy HS4 of the Local Plan as it would be a dominant feature in the streetscene rather than compliment the character of the area. Although policy HS4 does not seek to stifle innovative or original design it is not considered that the proposed properties would fall within this category as they are standard house types. Overall it is considered the proposal would introduce a scheme that has no references to its surroundings contrary to PPS1, PPS3, policies GN5 and HS4 of the Local Plan and SPG: Design Guidance.

Parking

All the house types in the proposed scheme will have either 4 or 5 bedrooms. In terms of parking the relevant policy in the Regional Spatial Strategy is policy RT2 along with Local Plan policy TR4. The RSS policy has been supplemented with the publication of a draft policy for parking standards. The Council has also adopted a SPD: Householder Design Guidance that states properties with four bedrooms or more require three off-road parking spaces. This standard reflects the draft RSS policy, however, many of the proposed properties fall short of this provision. Although garages

are provided for all plots the single detached garages measure 2.9m by 5.5m and the detached double garages 5.5m by 5.5m. The integral garages are 2.5m by 5.5m and 5.5m by 5.5m respectively. Although in line with Manual for Streets it is accepted the each development should be looked at on an individual basis it does give guidelines for when garages should be counted as a parking space. In this case there is no separate cycle parking provided for the properties and the gardens of the properties are limited in size so it is likely that householders will also use the garages for storing bicycles or other household items, rather than parking. For this reason a minimum garage size of 6m by 3m is deemed necessary for them to count as a parking space as it can then be used for parking but also allow some storage. Therefore, the proposed garages are not considered large enough to be counted as a parking space, especially taking into account parking in the immediate area as many of the older properties on Chorley Old Road do not benefit from curtilage parking and so on street parking in the area is at a premium, so to avoid exacerbating parking problems on Chorley Old Road it is considered essential any development has sufficient off-road parking. With sub-standard garages not counted as parking spaces many of the properties do not benefit from three off-road spaces. Even if the garages did meet the size requirements to be counted as a space, plots 4, 6 and 13 would still only have two off-road parking spaces. The proposal is therefore considered deficient in parking terms which is likely to result in unacceptable levels of on street parking and have a detrimental effect on the streetscene in terms of visual amenity contrary to policies HS4, TR4 of the Local Plan, RSS policy RT2 and associated Supplementary Planning Documents.

Neighbour Amenity

The Council through Policy HS4 seeks to provide reasonable privacy and amenity for the future residents of new developments and the residents of neighbouring properties. This policy is augmented by Appendix 3 (Guidelines for New Housing Developments) of the SPG: Design Guidance which sets out interface guidelines between properties, which also take account of differences in land levels.

Cross sections have been submitted with the application. Although the interface distances within the site are acceptable, applying these between the proposed properties and the existing surrounding properties results in issues with the layout in terms of neighbour amenity as the guidelines state that the spacing guidelines should be increased by 1metre for every 0.25m difference in the slab levels above 0.5m. The interface distances between the properties are short of these guidelines. Between nos.192/194 Chorley Old Road and Plot 11 the spacing standards result in the proposed garden needing to be lengthened by 3m to meet the guideline for first floor windows to the boundary with another property. The distances are also short between no. 196 and plot 12, the garden of the proposed property also being 3m too short. Plot 14 is proposed so its side elevation is at the end of the garden with no. 200 Chorley Old Road and the normal interface of 12m needs to be increased to 18.7m, however is only proposed at 17.5m. In terms of the relationship with St Helens Road the applicants have not provided levels to assess the relationship with these properties accurately, however the basic interface guideline of 10m between a first floor window and the boundary with another property is slightly short for plots 1, 2 and

3. In addition there are two 'Montgomery' house types proposed in the corners of the site. Although the side elevation of this house type only has windows serving bathrooms facing towards other properties, it is considered that due to the proximity of these windows to boundaries with other properties (between 2.5m and 3m) it will result in a perceived sense of overlooking to the gardens of no. 16 St Helens Road and no. 188 Chorley Old Road as well as creating an overbearing relationship for the bungalows. The proposal is therefore not considered acceptable in terms of neighbour amenity in line with the above guidance as it will not provide reasonable privacy and amenity for neighbouring properties.

Highways

In response to the comments from LCC Highways the applicants have submitted an amended plan with small amendments to the highway layout, which shows an increased amount of horizontal movement in the road, the driveway serving plots 9 - 12 has been reduced to 5.5m, the drive for plots 4 - 6 has been moved away from the corner to allow for a gully and the drive to plots 2 and 13 have been increased to 6m. However, the applicant has specified that the sight lines will not be increased from 2.4m x 40m to 2.4m x 70m as they consider this meets the relevant criteria.

In terms of Highway issues the relevant policy is Manual for Streets which specifies a visibility splay of 2.4m x 40m for roads where the speed restriction is less than 60km/h (37 mph). As the proposal complies with the latest guidance on visibility splays it is not considered that the Local Planning Authority would be able to justify a refusal on the grounds that the visibility splay should be increased, although it is accepted that the Highway Engineer still has other issues with the development in terms of its internal layout.

Trees

There are two trees at the bottom of the garden of no. 206 Chorley Old Road a Sycamore and a Beech, which are visible from public view points on Chorley Old Road. They are significant trees being over 14m high and appear in good condition. No tree constraints plan has been submitted with the application in line with BS 5837:2005 Trees in Relation to Construction to show how the development has been worked up to allow for these trees and they are not acknowledged in the Design and Access Statement. The Councils Arboricultural Officer has inspected them in relation to the proposed development and advises that plot no. 1 of the new estate may be too close to the trees, causing them root damage, this will be assessed in relation to BS 5837:2005 and reported on the addendum. Therefore, the proposal is considered contrary to Policy EP9 in that it may result in the loss of a tree that makes a valuable contribution to the area.

Sustainable Resources

The application must conform to Policy SR1 of the Sustainable Resources Development Plan Document. A 'Sustainable Resources Report' has been submitted with the application however the Planning Policy Officers consider it fails to take account of policy SR1, especially criteria (b) that requires appropriate renewable or low carbon energy sources to be installed in order to reduce the carbon emissions of the predicted energy use of the development by at least 10%. Details of the

technologies to be installed and how the 10% reduction in carbon emissions will be achieved have not been set out. It is therefore considered that the proposal is contrary to Policy SR1.

Affordable Housing

As the scheme is for less than 15 dwellings there is no requirement for affordable housing on the site in line with PPS3.

Public Open Space

As this application relates to a net increase of thirteen new dwellings there is a requirement for a financial contribution towards equipped play space which would need to be secured through a s106 Agreement.

Demolition of no. 202 Chorley Old Road

No. 200 Chorley Old Road which is the bungalow attached to the one to be demolished, have objected to the scheme and state the applicant has not contacted them regarding demolition of the neighbouring property.

Demolition remains largely outside planning control and a property can be demolished without the need for planning permission if it does not form part of a redevelopment (although a Determination as to whether Prior Approval is required for the method of demolition and restoration of the site must be submitted). However in this case the demolition of one half of the pair of semi-detached bungalows forms part of the application for which redevelopment has been sought, therefore details of the demolition should have been included in the application to enable the Local Planning Authority to consider it along with other aspects of the proposal and enable any appropriate conditions to be applied.

No information on the demolition was submitted with the application but the applicant has stated following a request for details from the case officer they intend to follow the standard practice of utilising the 1996 party wall act in relation to notification and intention of the removal of the adjoining property. As part of this process they would appoint a structural engineer to undertake a review and survey of both properties and as such identify what internal as well as external changes have to be made to the adjacent property, from this the engineer will be able to propose a course of action which will be utilised to the safe and further betterment of the adjacent owner.

The Council could not require works to the remaining semi outside the scope of the Party Wall Act as it is outside the application site and a Grampian condition should only be applied if there are at least reasonable prospects of works taking place, however the owner of this property objects to the application. The demolition will have an impact on the adjoining neighbours and as the pair of semi-detached bungalows affected by the demolition have hipped roofs and are one of three similar pairs next to each other in the street, will result in an awkward roof plan for the remaining property and be detrimental to the streetscene. Insufficient details on the demolition have been submitted to judge otherwise.

Other Matters

Residents have raised the issue of flooding, however the Environment Agency have requested a condition to ensure run-off from the site is at existing levels to prevent this, which would be

applied to any permission. The application is therefore considered acceptable in this respect.

There seems to be a discrepancy between the amended site plan and the submitted house types, as two 'Bowmere' types are shown on the site plan but 'Brunel' plans and elevations have been submitted. It is assumed this is a typing error as the 'Bowmere' appears to have the same layout as the 'Brunel' and makes no difference to the determination of the application.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development, by virtue of the siting, scale and layout of the properties in relation to the existing dwelling houses, will not provide reasonable privacy and amenity for the residents of neighbouring properties. Inadequate space is retained between the proposed properties and the existing bungalows which are exacerbated by the difference in land level between them. As such the proposal is considered to be contrary to Government advice contained in PPS3, Policy HS4 of the Adopted Chorley Borough Local Plan Review and the Councils Approved Guidelines for New Housing Developments.

2. The proposed development will not respect the surrounding area in terms of scale, design, or building style and will be inappropriate in the context of the area. It is not considered that the proposal relates well to its surroundings which is characterised by bungalows and two-storey stone terraces/cottages. As such the proposal is considered to be contrary to Policy HS4 and GN5 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS1: Delivering Sustainable Development, which states that new residential schemes should respond to their local context and reinforce local distinctiveness, and PPS3: Housing, which states that new residential schemes should be well integrated with and compliment the neighbouring buildings and the local area in terms of scale, density, layout and access.

3. The 'Sustainable Resources Report' submitted as part of the application fails to take account of policy SR1 of the Sustainable Resources Development Plan Document. An 'Energy Efficiency/Resource Conservation Statement' is required for all residential developments of 5 or more dwellings demonstrating how the requirements for each criterion of Policy SR1 have been met. In particular, criteria (b) of Policy SR1 requires appropriate renewable or low carbon energy sources to be installed in order to reduce the carbon emissions of the predicted energy use of the development by at least 10%. Details of the technologies to be installed and how the 10% reduction in carbon emissions will be achieved need to be set out in the 'Energy Efficiency/Resource Conservation Statement' which the application fails to do. The application is therefore contrary to policy SR1 of the Sustainable Resources Development Plan Document.

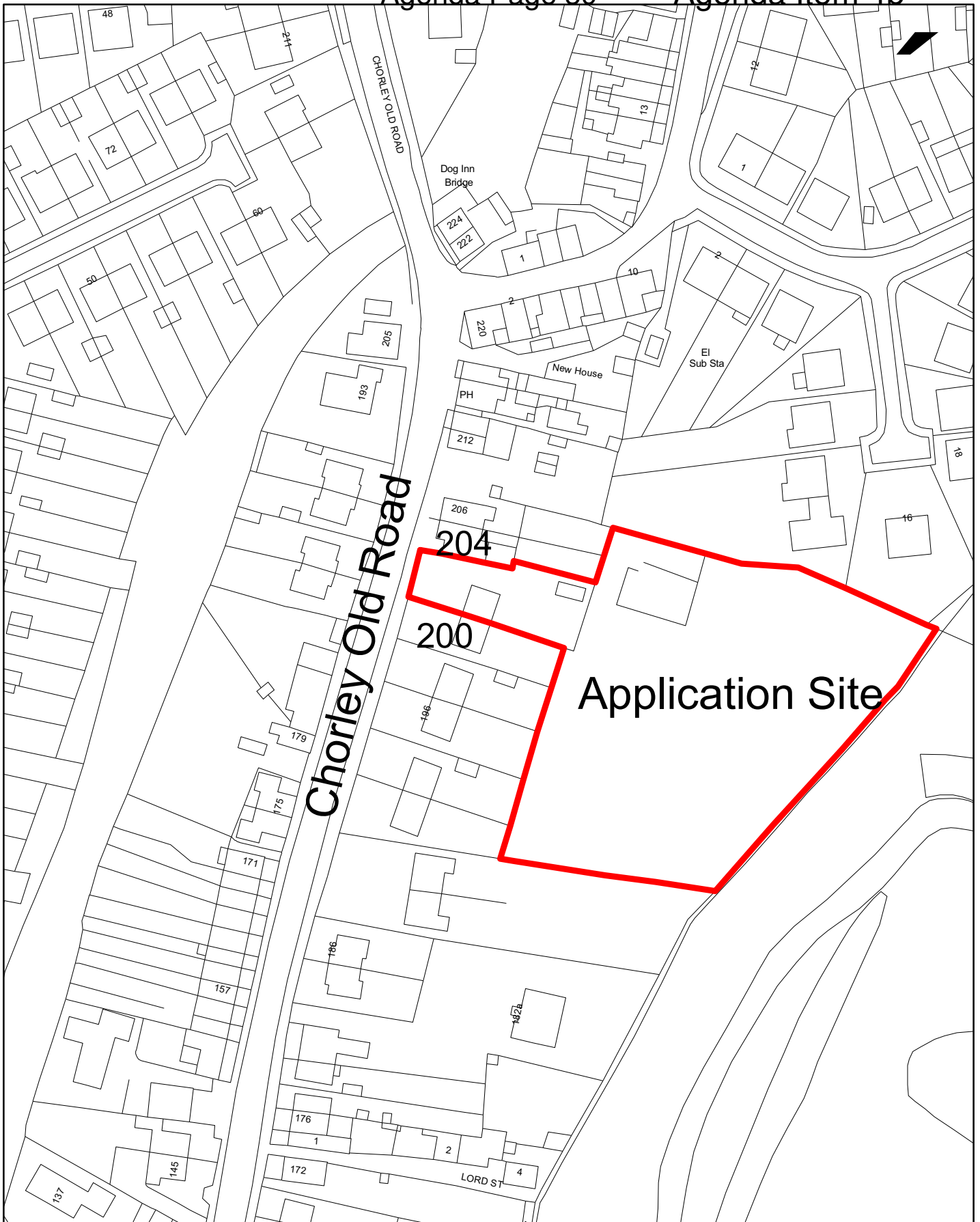
4. There are mature trees adjacent to the site at no. 206 Chorley Old Road which are visible from public view points on Chorley Old Road. The trees are in a healthy condition, are visually prominent and of attractive appearance, and make a valuable contribution to the visual amenities of the area. Plot 1 will be close to these trees. It is considered that plot 1 is too close to the trees, which will cause them root damage, however no tree constraints plan has been submitted with the application in line with BS 5837:2005 Trees in Relation to Construction. Therefore, the proposal is considered contrary to Policy EP9 in that it may result in the loss of a tree that makes a valuable contribution to the area and there are insufficient special reasons advanced in support of the application to justify their loss.

5. The proposed development is within the settlement boundary of Whittle-le-Woods on unallocated un-developed land. It has not been demonstrated that there are no suitable

allocated or previously developed sites available within the settlement and as such the proposal is contrary to HS6 of the Adopted Chorley Borough Local Plan Review and PPS3: Housing.

6. The parking provision for the proposed development is inadequate. The properties require three off road parking spaces. Plots 4, 6 and 13 do not meet this criterion and others have sub-standard garages. The properties do not provide separate cycle parking provided and the gardens of the properties are limited in size so it is likely that owners of the dwellings will use garages for storing bicycles or other household items, as well as parking. Therefore a minimum garage size of 6m by 3m is deemed necessary for them to count as a parking space, which the proposed garages do not meet. The older properties on Chorley Old Road do not benefit from curtilage parking and therefore on street parking in the area is at a premium. To avoid exacerbating parking problems on Chorley Old Road it is considered essential to provide sufficient off-road parking. The proposal is therefore considered deficient in parking terms which is likely to result in unacceptable levels of on street parking and have a detrimental effect on the streetscene in terms of visual amenity contrary to policies HS4, TR4 of the Adopted Chorley Borough Local Plan and adopted Supplementary Planning Document Householder Design Guidance, RSS policy RT2, associated Supplementary Planning Document and Manual for Streets.

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Chorley Old Road

Application Site

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

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Application No.
 09/00392/FULMAJ

Grid Ref:
 E: 358270
 N: 422165

Scale:
 1:1,250

Item 2


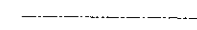



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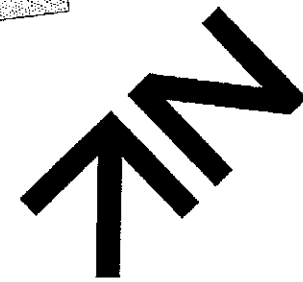
202 CHORLEY OLD ROAD, WHITTLE-LE-WOODS.

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.
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Schedule	No.
Ox Oxford	3
Sc Scott	1
Bo Bowmere	2
M Montgomery	2
Da Davey	4
En Eton	2
TOTAL	14

ENCLOSURES

-  1.8m high close boarded screen fence
-  0.9m high post and rail fence
-  Existing trees to be retained
-  Indicative planting
-  Denotes shared access



AMENDED PLAN

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING
30 JUN 2009
THIS IS THE PLAN REF:
APPLICATION No. 09/022

Rev:	29/06/2009	TGH	Horizontal alignment to road amended & driveways removed.
Date	29/06/2009	TGH	Finished Floor Levels added.
Client:		by	Detail/plan



mck associates limited
architectural • interior • landscape • project management

burnaby villa • 49 wetting street road • fulwood • Preston • PR2 8BP
tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk

Project:
202 CHORLEY OLD ROAD, CHORLEY.

Drawing Title:
PROPOSED SITE LAYOUT.

Drawn:	Checked:	Scale:	Date:
TGH		1:500 @ A2	14/05/09
Job No:	Drawing No:	Rev:	
09-503	1000	B	

Draw, Issue & Location: 21/05/2009 202 Chorley Old Road, Chorley, Lancashire WN - Wainhomes NW - Chorley Old Road, Chorley, Lancashire WN - Chorley Old Road - Rev E.mg

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Item 3 **08/01250/FUL** **Refuse Full Planning Permission**

Case Officer **Mrs Helen Lowe**

Ward **Lostock**

Proposal **Erection of 1.8m high brick wall with pillars and steel railings**

Location **243 Southport Road Ulnes Walton Leyland PR26 8LQ**

Applicant **Mr Roy Stringfellow**

Proposal This application is a retrospective application for the erection of a 1.8m high wall consisting of a brick wall to a height of 0.95m with brick pillars to a height of 1.8m with steel railings in between.

Location The wall forms the northern boundary between the front garden area of no. 243 Southport Road and the pavement/highway. No. 243 Southport Road is a large detached bungalow set back from the road with large gardens.

Summary The main issues to consider in determining this proposal are design and appearance (including impact on the street scene and Green Belt) and impact on highway safety.

Planning Policy GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
DC1: Development in the Green Belt
Householder Design Guidance SPD
Manual for Streets

Planning History No relevant history

Consultees Responses LCC Highways: The wall very much impinges on the visibility when existing the site and 241 Southport Road. Southport Road is a main link road with 40mph speed limit. The required splay line is 2.4m by 90m. The wall needs to be 600mm maximum height and without brickwork pillars to achieve the unobstructed play line.

Third Party Representations None received.

Assessment *Design and appearance*
The Council's Householder Design Guidance states that boundary treatments should be designed in materials and details that respect the surrounding streetscape or area. The proposed wall and railings have a rather urban appearance, that is a somewhat incongruous to a rural area. However, the following factors also need to be taken into consideration:

- This part of the Green Belt is relatively built up, the property is situated in a ribbon of development As well

as residential properties nearby there are also commercial uses, such as the Ideal Car Supermarket;

- There are other walls nearby of varying heights and materials;
- Although number of the semi-detached properties to the east do not have any boundary treatments to the front, this is because the front gardens have been paved over and are used for parking which increases the urban appearance of the area and reduces visual amenity;
- Although the brickwork appears stark at the present time, it will weather over time;
- There was an existing wall in the same location (although I do not have details of the height or materials).

Highway safety

The LCC Highways engineer has objected to the proposals on the ground that the wall impinges on the visibility splay of the entrance of the application property and that of the adjacent properties (no. 241 Southport Road; a certificate of lawfulness has been granted for the commercial use of buildings to the rear but they are currently unoccupied). It is not considered that it would be reasonable to require the height of the wall to be reduced to a height lower than 1m as a 1m high wall could be built without planning permission.

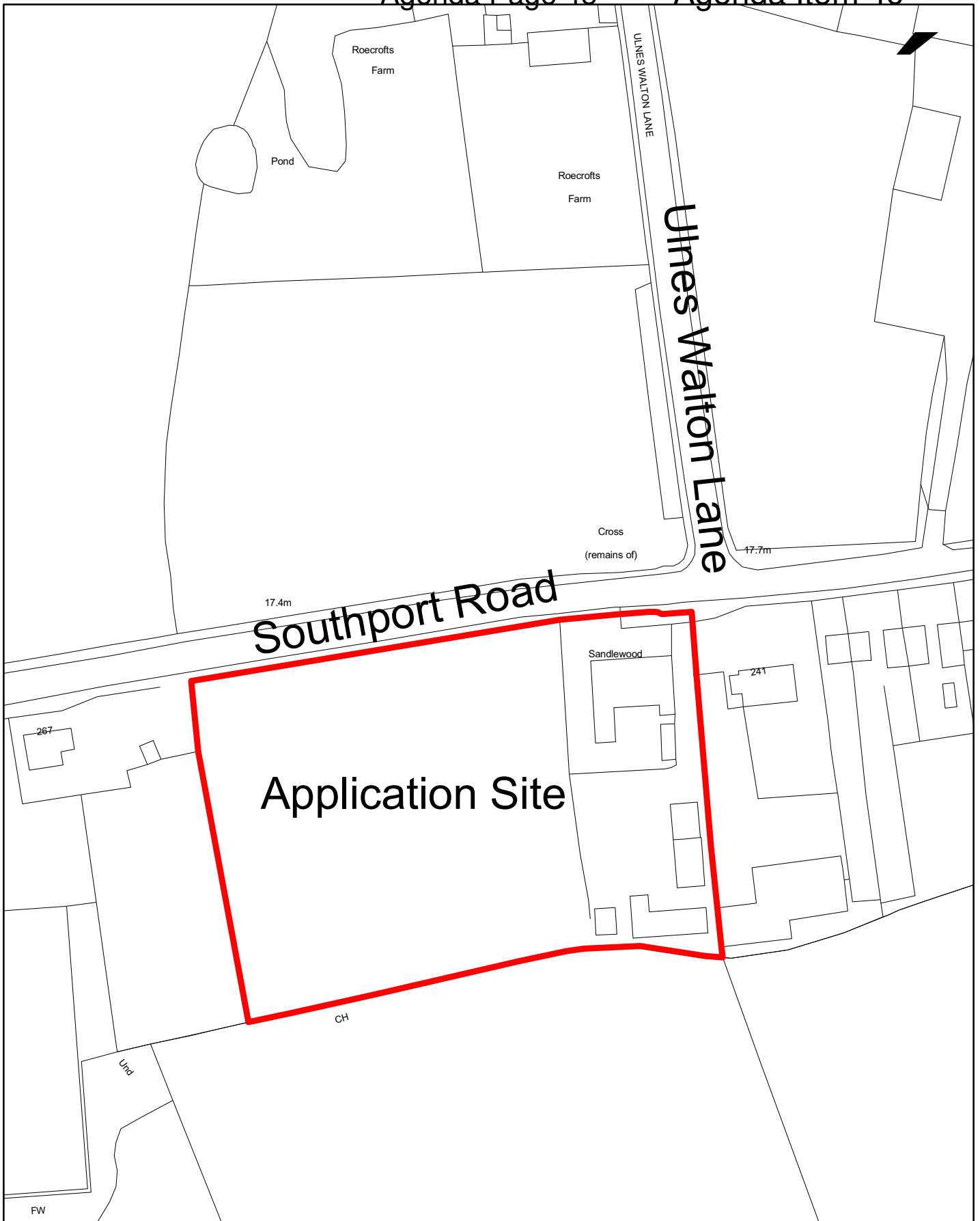
Conclusion

The proposal is accordingly recommended for refusal, as it is detrimental to highway safety.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development would be detrimental to the safety of highway users by reason of its siting and height. The proposed development would therefore be contrary to policy TR4 of the Adopted Chorley Borough Local Plan Review.
-



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No.</p> <p>08/01250/FUL</p>	<p>Grid Ref:</p> <p>E: 351027 N: 418736</p>	<p>Scale:</p> <p>1:1,250</p>	<p>Item 3</p>

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Item 4 09/00404/OUTMAJ Permit Outline Planning Permission

Case Officer **Caron Taylor**

Ward **Euxton South**

Proposal **Outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ)**

Location **Fire Training Centre Washington Hall Washington Lane Euxton**

Applicant **Mr Chris Kenny**

Proposal The proposal is an outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ)

Background The application is a renewal of previous approved application 07/00902/OUTMAJ. The proposal is the same in all respects to this previous permission which is still extant, however the applicants wish to extend the permission to allow more time for reserved matters to be submitted. All matters are reserved apart from the proposed access.

Summary The proposal is a renewal of a previously granted permission and is the same in all respects. The policy situation relating to the application has not changed since the previous application and it is still considered to comply with Policy DC6 of the Local Plan that covers major developed sites in the Green Belt. There are no highway objections and it is not considered that the proposal will have an unacceptable impact on the surrounding properties.

Policies PPG2: Green Belts
DC1: Development in the Green Belt
DC6: Major Developed Sites in the Green Belt

Planning History The site has an extensive planning history in relation to its use as a training centre. The application is for renewal of previous permission 07/00902/OUTMAJ.

Consultations: LCC Highways
The proposal meets highway criteria; hence there is no highway objection.

Planning Policy
No policy objection providing the proposal meets the criteria of Policy DC6.

United Utilities
Have no objection provided the site is drained on a separate system.

Environment Agency
No response has been received, but as the application is the same as the currently extant permission the same condition as requested last time would be imposed.

Coal Authority
Standing Advice.

Representations: One letter has been received from a nearby resident. They wish to comment on the impact on the residential area because of noise and disturbance. They would like written assurance that the siren will not be used during the hours of 10pm to 7pm unless there is a specific reason. They would not want the fire brigade to add to the noise during the night as their house is opposite the exit from the Fire Training Centre, so would be near the proposed traffic lights. They have looked at the plans and would not object to the application as long as their comments are noted.

Applicants Case: Lancashire Fire and Rescue Service (LFRS), as part of a major programme of providing improved fire and rescue services to the Chorley community have identified the site for a new Community Fire Station. This identification is as a result of a detailed assessment of areas of risk within the community.

Providing the service from this new location will enable LFRS to achieve response standards as detailed in their Integrated Risk Management Plan by moving the station into the centre of the 80,000 population it serves, from its current site on Weldbank Lane.

The current Fire Station is unsuitable for use as a Community Fire Station with poor accessibility, over-sized appliance bays and insufficient space for community related uses including facilities for training.

The Community Fire Station will be used to house two fire fighting appliances, one special appliance and their crews. As a Community Fire Station it will also be used as a base for work promoting fire safety. A community room will be included in the building which will accommodate groups of up to around 40 people and will be used to continue and enhance the promotion of fire safety messages as well as being available for community groups for meetings, seminars and training programmes.

Although only an outline application, including access it is intended that the new Community Fire Station will have a total floor area of approximately 1300 square metres including appliance bays, space for community use, fire station operational facilities and allows for circulation within the building. The building will be two storeys high.

The new vehicles storage building will be 1700 square metres and will replace the existing garage on the site which is unsuitable for modern fire appliances. Parking will be provided for the operation staff at the Community Fire Station and there will be parking for visiting members of the public attending the community facilities at the Fire Station, which will be segregated from the operation area for safety and to provide a clear route for visitors from the parking area into the community areas of the Fire Station. Cycle storage is also included.

It is intended that the new community fire station will be two storeys high and so reflect the massing of the existing buildings at Washington Hall. The height of the building will depend on the type

of construction adopted but is likely to be between 10m and 12m. The appliance storage facility will be approximately 10m in height.

Access onto and exit from the site will be via the existing site from Washington Hall onto Westway.

Assessment:

Green Belt

The site is in the Green Belt. Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that the construction of new buildings inside a Green Belt is inappropriate unless it is for a number of purposes it lists. One of these is the limited infilling or redevelopment of existing major developed sites identified in adopted local plan, which meet the criteria in paragraph C4 of Annex C to PPG2. These criteria are reiterated in Policy DC6 of the Local Plan, which covers Major Developed Sites in the Green Belt.

The criteria such development in the Green Belt should meet are:

- a) the proposals does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b) the development is in scale and keeping with the main features of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance;
- c) the development does not exceed the height of the existing buildings;
and in the case of infill:
- d) the proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements.

Therefore, the redevelopment of such sites can be appropriate providing these safeguards are met and the openness of the Green Belt is maintained.

Although this is only an outline application for the principle of the development including access, an idea of the scale of the proposals has been provided. It is intended that there will be two buildings; the Community Fire Station itself with a floor area of approximately 1300m², including appliance bays, space for community use and fire station operational facilities, which will be two story's high, and a new vehicles storage facility of approximately 1700m² approximately 10m high replacing an existing vehicle garage.

It is considered that the application is acceptable in terms of Green Belt. Although two new buildings are proposed on the site, an existing large storage garage will be demolished and it is not considered that there will be greater impact on the openness of the Green Belt and the purposes of including land in it, than existing on the site at present and the scale of the development is in keeping with the main features of the landscape.

The proposed new Community Fire Station will be two-storey in height, but the existing storage garage to be demolished that it will replace is taller than an average single-storey building due to the height of the appliances it houses. In addition there are several

existing buildings on the site, which will still exceed the height of buildings now proposed, most notably the Forensic Science Service building directly opposite the site and the main building of the Fire and Rescue Headquarters. The siting will be on the same area of the site as the existing storage area though on a different footprint.

Therefore it is considered that the proposals comply with the criteria for Major Developed Sites in the Green Belt, policy DC6 of the Local Plan and PPG2.

Neighbour Amenity

One neighbour has raised the issue of possible noise caused by the sirens of the fire appliances. The supporting information states that Lancashire Fire and Rescue Service avoid the use of audible warnings on vehicles unless it is deemed necessary to warn others of their presents. In particular, outside peak traffic hours they will only be used if required to indicate danger to others; in normal circumstances at quiet times it would not be necessary to use audible warnings.

Taking this into account it is not considered the proposal will have a detrimental impact on neighbour amenity. In addition the nearest properties to the site are on Astley Village over 180m away (although the access appliances will utilise is closer), separated by significant landscaping and on the other side of Westway.

Highways

Access to the new proposals will be from the existing junction onto Westway. The applicant's state that emergency traffic lights controlled from the fire station could be installed on Westway to allow unimpeded exit for the fire appliances when attending an emergency through a section 278 agreement. However, LCC Highways have no objection to the proposal as submitted.

Recommendation: Permit Outline Planning Permission Conditions

1. An application for approval of the reserved matters (namely appearance, scale, landscaping and layout 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 only be carried out in accordance with the details set out within the Design and Access Statement stamp dated 27th May 2009 unless an alternative or variation to the Design and Access Statement has first been submitted to and approved in writing by the Local Planning Authority wherein the development shall only thereafter be carried out in accordance with the amended Design and Access Statement.

Reason: To provide a satisfactory form of development and in accordance with Policies GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall be occupied or used until the vehicular accesses have been constructed in accordance with plans, which have been submitted to and approved in writing by the Local Planning Authority. The development thereafter

shall be carried out in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority

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

4. 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.

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

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

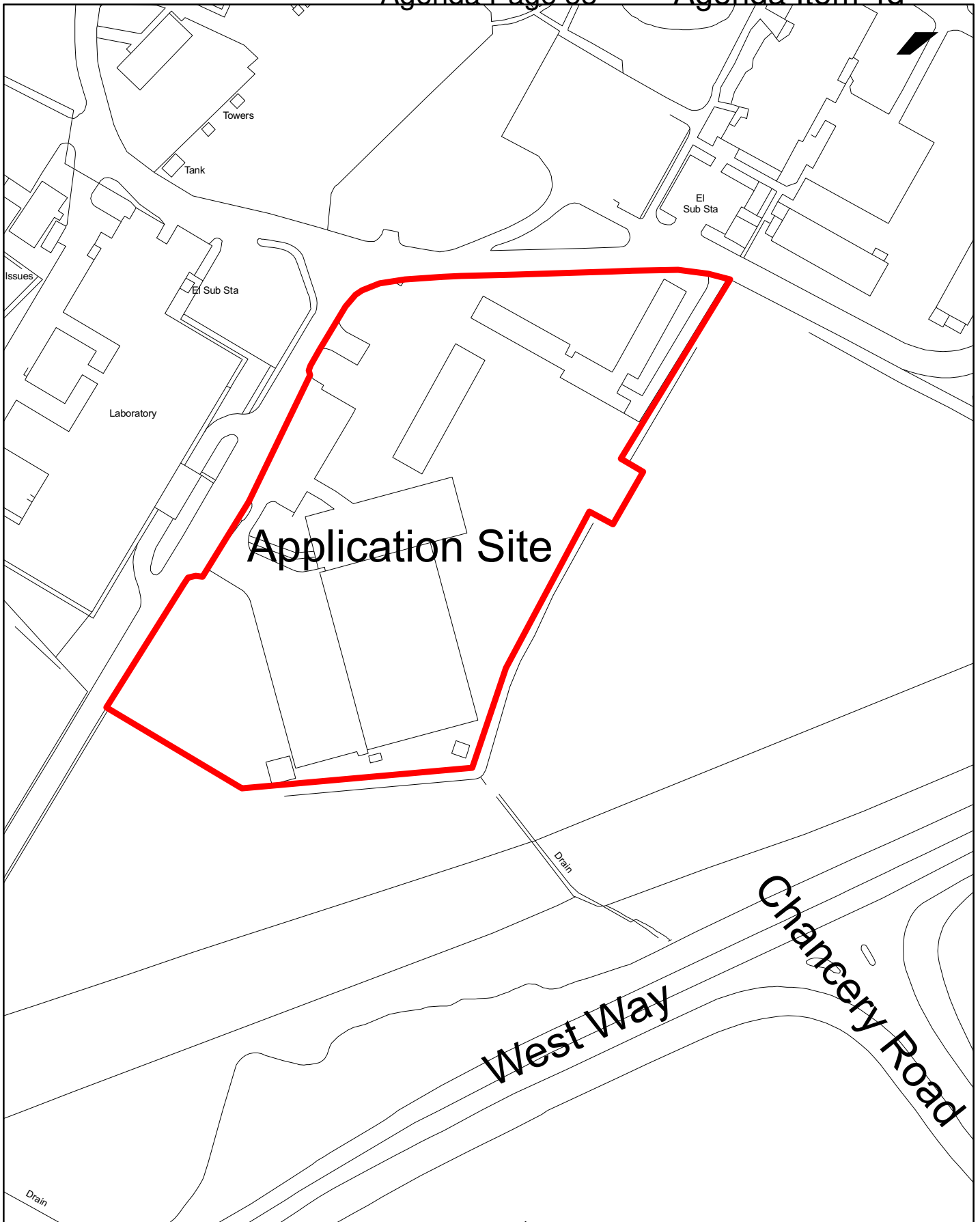
6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development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

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

7. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

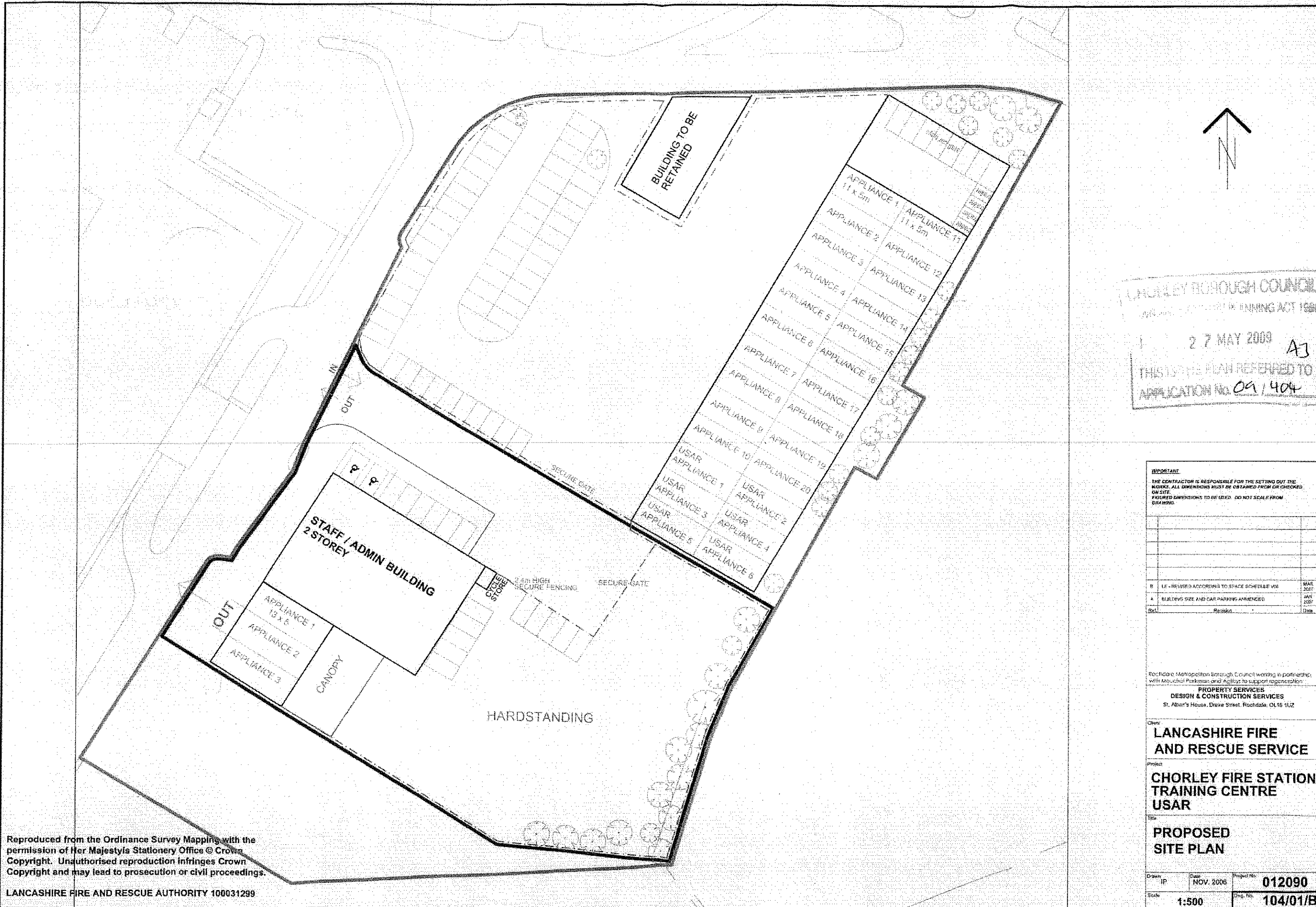
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy RT2 of the North West Regional Spatial Strategy 2008.

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<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 09/00404/OUTMAJ</p>	<p>Grid Ref: E: 356727 N: 418815</p>	<p>Scale: 1:1,250</p>	<p>Item 4</p>

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CHORLEY BOROUGH COUNCIL
 AN ACT OF PARLIAMEN IN THE REIGNING ACT 1983
 27 MAY 2009
 THIS IS THE PLAN REFERRED TO IN
 APPLICATION NO. 09/404

IMPORTANT:
 THE CONTRACTOR IS RESPONSIBLE FOR THE SETTING OUT THE WORKS. ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE. FULLY DIMENSIONED TO BE USED. DO NOT SCALE FROM DRAWING.

Rochdale Metropolitan Borough Council working in partnership
 with Mouchel Parkman and Agilys to support regeneration
PROPERTY SERVICES
DESIGN & CONSTRUCTION SERVICES
 St. Alban's House, Drake Street, Rochdale, OL16 1UZ

LANCASHIRE FIRE AND RESCUE SERVICE
 Project:
CHORLEY FIRE STATION TRAINING CENTRE USAR
 Title:
PROPOSED SITE PLAN
 Drawn: IP Date: NOV. 2006 Project No: **012090**
 Scale: **1:500** Dep. No: **104/01/B**

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 LANCASHIRE FIRE AND RESCUE AUTHORITY 100031299

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Item 5 09/00441/FULMAJ Permit (Subject to Legal Agreement)

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Substitution of house types and inclusion of electricity sub-station, (amendment to part of site - reserved matters approval 07/01226/REMMAJ).**

Location **Formerly Multipart Distribution Limited Pilling Lane Chorley**

Applicant **David Wilson Homes North West**

1 letter of objection has been received
 Consultation expiry: 14th July 2009. Application expiry: 7th September 2009.

Proposal The application relates to the substitution of house types at the former Multipart site, Pilling Lane. Planning permission was granted in January 2008 for the erection of 400 dwellings on the whole site. The site was split into two with Barratt Homes gaining planning permission for half the site and Redrow Homes gaining planning permission for the other half.

The half of the site subject to this planning application relates to the Barratts half of the site. David Wilson Homes have taken over part of this site and will be developing part of the site with their house type product hence why this application for substitution of house types has been submitted.

Summary The proposal incorporates substituting previously approved Barratt house types with David Wilson house types (as David Wilson Homes will be developing part of the site). The proposal results in a loss of 3 dwellings when compared to the previous approval. The proposal changes are very minor and are considered to be acceptable.

Planning Policy

PPS 1, PPS3, PPS23, PPG13. Policy DP1, Policy DP3, Policy UR7, Policy ER5 (NWRSS). Policy 7, Policy 12, Policy 21, Access and Parking SPG, Landscape and Heritage SPG (JLSP). GN1, EP4, EP9, EP10, HS4, HS19 (ACBLPR)

Planning History 04/00934/OUTMAJ- Residential development including roads, sewers, open space, landscaping and associated works. Approved 07/01226/REMMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved January 2008
 08/00419/REMMAJ- Substitution of house types and amendment to layout (amendment to part of site - reserved matters approval 07/01226/REMMAJ). Approved June 2008

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

- The development has been designed to provide a high quality scheme with its own unique identity and coherent character whilst incorporating some of the

detailing and styles found on buildings in the area.

- The layout does not affect any trees
- The density and mix of development reflects national guidance contained in PPS3
- The proposal adheres to the general design principles established through the reserved matters application in terms of storey heights, scale and massing.
- The principle for residential development on this site has been established by the extant outline and reserved matters permissions
- The proposed phase 2 scheme simply replaces the already approved dwellings with similar David Wilson house types.

Representations 1 letter has been received raising concerns with the development of the whole site. Concerns are raised in respect of the reference to cycle access onto Smith Street within the submitted Design and Access Statement

Consultations United Utilities have no objection
Lancashire County Council (Highways) have no objection to this substitution provided the driveways are 6m in length at Plots D126 and D127, to ensure parked vehicles are clear of the highway areas.

Assessment **Principle of the Development**
The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01226/REMMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings pre hectare which is higher than the minimum 30 dwellings per hectare recommendation set out in PPS3. The site represents high density development which accords with the advice contained in PPS3.

Amendments to the Approved Scheme

The application relates to house substitutions and amendments to part of the Barratts half of the site. This application has been submitted as David Wilson Homes have taken over part of the site from Barratt Homes. The house substitutions are to enable David Wilson house types to be incorporated. The proposed amendments include:

- 17 originally approved dwellings will be substituted with 15 David Wilson House Types
- A double garage was originally proposed to serve both plots B122 and B123. This has been replaced with a detached single garage to serve plot 122
- Originally a pair of semi-detached dwellings were proposed on plots 172 and 173. One plot will be lost due to the need to put a sub-station on the site and the other plot will be accommodated by a detached dwelling.
- The proposals result in an overall loss of three dwellings compared to the approved scheme
- 12 four bedroom properties and 8 three bedroom properties will be replaced with 10 four bedroom properties and 7 three bedroom properties.

- One four bedroom 2 storey dwelling will be replaced with a sub station
- Four 2.5 storey properties and two 3 storey properties have been replaced with four 3 storey properties.
- The properties backing onto Southdowns Road are approximately 700mm higher than the properties previously approved on this part of the site.

Impact on the Neighbours

The properties which back onto Southdowns Road (which are existing two storey residential properties) consist of 2 and 2.5 storey properties which identical in terms of storey height as the previous approval. Although the finished floor levels of the proposed dwellings will be a maximum of 700mm higher than the previously approved scheme the properties to the rear on Southdowns Road are at a higher land level than the application site. The siting of the proposed dwellings ensure that the Council's Spacing standards are exceeded ensuring that the amenities of the future and existing residents are retained. The level changes between the site and the adjacent land are significant and cross sections plans have been submitted with the application which demonstrate the change in land levels to the boundary of the application site (the boundary with Southdowns Road). The current land levels will be reduced which further reduces the impact on the residents of Southdowns Road. Where the level changes aren't as significant the rear garden areas will be graded down towards the rear of the proposed dwellings and a 1.8 metre high wall will be erected at the rear boundary. Where the level changes are more significant (plots 131-138) a retaining wall will be constructed within the garden areas of the properties with steps up to the higher part of the garden area. The retaining wall will be approximately 1 metre high and a 1.8 metre high close boarded fence will be erected along the rear boundary. The four 3 storey properties which are proposed to replace six 2.5 storey properties are sited within the development site and do not back onto the existing properties along Southdowns Road. In excess of 15 metres is retained between the main rear elevation of the property (this house type does incorporate a rear extension however this is only single storey) and the boundary which ensures that the proposals will not adversely impact on the property on plot 140 (which incorporates a two storey semi-detached dwelling).

Highways and Parking

The proposed highway layout to serve the properties subject to this application is identical to the previous layout and approval of the highway layout does not form part of this planning application as it already has approval. The plot substitutions involve the erection of 3 and 4 bedroom properties. In accordance with the Council's parking standards 2 off road parking spaces are required for three bedroom properties whilst 3 off road parking spaces are required for 4+ bedroom properties. The properties on plots 126-127 incorporate integral garages, the properties on plots 122, 130, 131 and 134-138 incorporate detached single garages and the properties on plots 124-129 and 172 do not include garage accommodation but have off road driveway space. In order to adequately accommodate a car and bicycle the garage accommodation should measure 6 metres by 3 metres and 6 metres of driveway space is required per car. The originally submitted scheme did not incorporate adequately sized garages and some of the properties did not provide adequate driveway

space for the parking of vehicles in respect of the size of the dwelling. The applicant was made aware of the requirement and the plans have been amended to accommodate sufficient parking space.

Design and Appearance

As set out previously the amended house types accord with the previously approved plans in respect of the storey height along the part of the site which backs onto existing residential dwellings. The proposal does incorporate replacing six 2.5 storey properties with four 3 storey properties however these properties face the central square which will accommodate the play area and will back onto other proposed dwellings on the site. It is considered that three storey properties in this location will create a strong visual character around the main square whilst maintaining adequate separation distances with the surrounding properties. The proposal also incorporates the erection of an electricity sub-station (replacing an approved dwelling). This will be a single storey brick built structure with a tile roof which will be in keeping with the character and appearance of the site and as such is considered to be acceptable.

Response to the Neighbours Concerns

The neighbours concerns mainly relate to the development of the whole site and conditions attached to previous approvals. The residents along Smith Street were not consulted on this plot substitution application as it only relates to part of the site and the part it relates to is sited away from the part of the site which borders Smith Street. The Design and Access Statement does refer to a cycle access onto Smith Street however the applicant has confirmed that the reference only remained in the Design & Access Statement generically and the current application does not relate to this part of the site. As such it is not a matter for this application however it will be addressed in a future replan application. Barratt Homes will be developing this part of the site and they are happy to remove the link. Any future application from them will remove it. The applications have confirmed that the cycle/pedestrian link to Smith Street will be removed in accordance with the wishes of the residents, Councillors and officers

Section 106 Agreement

The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. As reserved matter approval has been granted at the site and this plot substitution application is dealt with as a full application amendments to the original S106 agreement are required to refer to this (and the previous) plot substitution application.

Conclusion

The principle of residential development was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable.

Recommendation

Approve Full Planning Permission (Subject to the Section 106 Agreement

Refuse if the Legal Agreement is not signed by 7th September

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 only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

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

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.

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

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

5. The external facing materials detailed on the approved plans shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

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

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

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

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

8. 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.

9. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

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

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

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

11. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

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

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

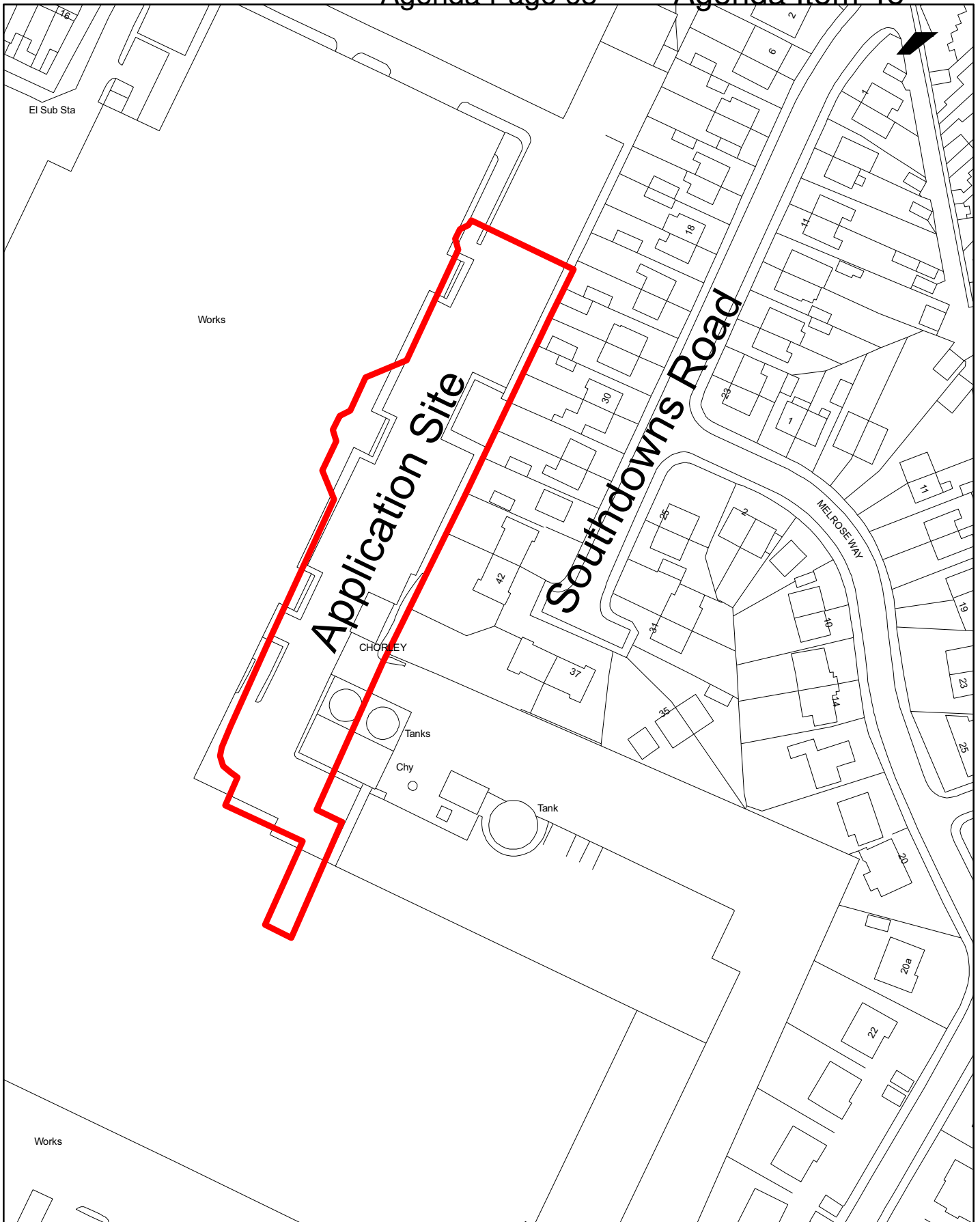
Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

13. 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: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review

14. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development



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

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Application No.

09/00441/FULMAJ

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Item 45

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Item 6	09/00449/REMAJ	Approve Reserved Matters
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Reserved matters application for the erection of 227 dwellings with associated garages, roads, sewers & parking spaces for Parcels H6, I (Phase 1) and I (Phase 2)	
Location	Land Parcel H6 Lancashire Drive Buckshaw Village Lancashire	
Applicant	Mr Chris Greenall	
	Consultation expiry: 4th August 2009	
	Application expiry: 15th September 2009	
Proposal	<p>This application is a reserved matters application for the erection of 227 dwellings on Parcel H6 and Parcel I of Buckshaw Village. The application site is designated as four different character areas within the Masterplan. These include a Village Street character area, a Period Formal character area, a Traditional Streets character area and a Contemporary Housing character area. The majority of the site is designated as a Contemporary Housing character area.</p> <p>Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.</p>	
Summary	<p>The principle of redeveloping the site for a mixed use development was established with the original grant of outline planning permission. The parcels subject to this planning application are allocated for residential development within the Masterplan and as such the proposals are considered to be acceptable.</p>	
Planning Policy	<p>National Polices: PPS1, PPS3, PPS23, PPS25</p> <p>North West Regional Spatial Strategy: Policy DP1: Spatial Principles Policy DP4: Make the best use of Existing Resources and Infrastructure Policy DP7: Promote Environmental Quality Policy RDF1: Spatial Priorities Policy L4: Regional Housing Provision Policy L5: Affordable Housing Policy RT9: Walking and Cycling Policy EM5: Integrated Water Management</p> <p>Adopted Chorley Borough Local Plan Review: GN2: Royal Ordnance Site, Euxton GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats</p>	

GN9: Transport Accessibility
EP18: Surface Water Run Off
HS4: Design and Layout of Residential Developments
HS5: Affordable Housing
TR1: Major Development- Tests for Accessibility and Sustainability
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments

Planning History **97/00509/OUT:** Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

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

Consultations **Lancashire County Council (Highways)** initially objected to the scheme

Chorley Borough Council's (Environmental Services) have commented on refuse collection at the site.

Environment Agency have commented on contaminated land

Assessment **Principle of the Development**

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. Parcel I Phase 1 and Parcel H6 are wholly allocated as Contemporary Housing parcels within the Master plan approved under the outline permission and the Buckshaw Village Design Code. Parcel I Phase 2 incorporates various character areas including Traditional Street character area (facing the Green Corridor along the north eastern boundary of the parcel), Period Formal character area (facing the Green Corridor along the north western boundary of the parcel) and as Village Street character area (facing the central Village Green area associated with the Community Centre).

In respect of the contemporary housing parcels the Masterplan states that these parcels should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.

In respect of the Traditional Streets character areas the Masterplan states that these areas should accommodate the first speculative and mass development for non-villagers with 2 to 2.5 storey detached and semi-detached dwellings with some terraces with a density of 30 dwellings per hectare.

In respect of Village Street Character area these are defined as pre and post Industrial revolution character areas within 2 to 3 storey blocks principally terraces with a density of 40-50 dwellings per hectare.

The parcel also includes a landmark building site as allocated within the Masterplan and is located at the south west corner of Parcel I Phase 2. In accordance with the Masterplan landmark buildings may include residential development in various forms

which should reflect the theme of the relevant character area. Landmark buildings can range in height from 1-4 stories and range in density from 25-50 dwellings per hectare.

The whole site covers 15.8 acres which equates to 6.39 hectares. The proposal incorporates the erection of 227 new dwellings which equates to approximately 35 dwellings per hectare.

Design and Appearance

This application incorporates the development of two parcels of land at Buckshaw Village (although parcel I is split into two phases).

Parcel H6

Parcel H6 is a contemporary housing parcel and constitutes the remaining part of Parcel H of the development. The site is bordered by the Green Corridor, Parcel H7 (Redrow Homes 06/00676/REMMAJ), Parcel H4 (Persimmon Homes 06/01056/FULMAJ and 08/00767/FULMAJ), Parcel H2 (Redrow Homes 05/00488/REMMAJ) and Parcel H8 (Redrow Homes 07/00248/REMMAJ).

The parcel incorporates a mix of two storey terraced, semi-detached and detached dwellinghouses with a three storey apartment block (incorporating three 2 bedroom apartments) facing the Green Corridor and two buildings which accommodate garages at ground floor level and a two bedroom flat above. The dwellinghouses incorporate a mixture of two and three bedroom dwellings.

The properties are modern dwellinghouses which incorporate a mix of in curtilage parking with garages and parking courts. Each property requires 2 off road parking spaces which is achieved on this site and the garages measure 6 metres by 3 metres to accommodate a vehicle and a bicycle.

The predominate brick is red brick with the occasional use of a buff brick which will act as feature buildings and break up the visual appearance of the scheme. Additionally render is proposed in identified locations through the parcel.

The parcel covers 1.323 hectares which equates to 35 dwellings per hectare. This density is at the higher end of the densities for a contemporary housing parcel however the layout of this parcel is considered acceptable. The parcel borders one of the Green Corridors which link through the site and all of the properties along the Green Corridor face onto this area ensuring that there are no blank gables along the corridor creating a degree of visual interest ensuring that the corridor is overlooking creating natural surveillance.

The surrounding parcels of land have planning permission and are under construction/ completed. The siting of the proposed dwellings takes into account the Council's spacing standards ensuring that the amenities of the residents of the proposed and adjacent housing parcels are protected.

Levels plans have been submitted which sets out the finished floor levels of the proposed dwellings and the finished floor levels of the surrounding parcels which have planning permission. The finished

floor levels of Parcel H7 are very similar to the application site. Similarly the properties on parcel H2 reflect the finished floor levels of the proposed dwellings. The properties on parcel H4 are slightly higher however there is no significant change in levels and the properties ensure adequate spacing distances are maintained.

Parcel H7, to the east of the application site, accommodates Redrow's Debut properties. Block 12 of the Debut parcel is located in close proximity to plot 700 and incorporates a three storey building with habitable room windows overlooking plot 700. The applicant was advised of this issue and the scheme has subsequently amended. Plot 700 has been moved away from the common boundary and a footpath link has been incorporated between the two building and a flank fence detail is proposed along with additional planting. A similar situation occurred at Parcel A1. It is considered that the amendments along with additional planting will protect the amenities of the occupiers of plot 700 whilst ensuring that a large unutilised space is not created between these two properties.

Parcel I Phase 1

Parcel I Phase 1 is a contemporary housing parcel and approximately a third of the area covered by Parcel I of the development. The site is bordered by the Green Corridor, the link road and Phase 2 of the Parcel.

The parcel incorporates a mix of two and 2.5 storey semi-detached and detached dwellinghouses with two buildings which accommodate garages at ground floor level and a two bedroom flat above. The dwellinghouses incorporate a mixture of two, three and four bedroom dwellings.

The properties are modern dwellinghouses which incorporate a mix of in curtilage parking with garages and parking courts. Two off road parking spaces will be required for the 2/3 bedroom dwellings which is achieved on this site. The four bedroom dwellings require three off road parking spaces which was not achieved for every plot initially however following advise to the applicants in this regard the plans have been amended. The amendments ensure that 3 off road car parking spaces are achieved for four bedroom dwellings. Where 3 off road spaces could not be achieved the properties have been replaced with three bedroom dwellings which only require 2 off road parking spaces which can be achieved. The garages have also been amended to measure 6 metres by 3 metres to accommodate a vehicle and a bicycle in accordance with Manual for Streets.

The predominate brick is red brick with the occasional use of a buff brick which will act as feature buildings and break up the visual appearance of the scheme. Additionally render is proposed in identified locations through the parcel.

The parcel covers 1.915 hectares which equates to 30 dwellings per hectare. This density accords with the density for a contemporary housing parcel as set out within the approved Matserplan. The parcel borders one of the Green Corridors which link through the site and all of the properties along the Green Corridor face onto this area ensuring that there are no blank gables along the corridor creating a degree of visual interest whilst

ensuring that the corridor is overlooked creating natural surveillance.

Parcel I Phase 2

This part of the parcel is located in close proximity to the Village Centre and the central village green area. Due to its location there are various character areas, as set out within the Masterplan, within this Parcel. The apartments approved as part of Parcel H8 (ref: 07/00248/REMMAJ) are located within the north western corner of this parcel and the application proposes amendments to the car parking arrangement associated with the apartments. The amendments to the car park layout do not result in a decrease in the number of parking spaces just amendments to the configuration of the spaces

Along the north western boundary of the parcel, fronting the Green Corridor the character area is Period Formal. The apartments within Parcel H8 which also fall within the Period Formal character area are 3/ 4 storey blocks which face a area of open space. The dwellings within this parcel which fall within the Period Formal character area consist of 2, 2.5 and 3 storey dwellinghouses fronting the Green Corridor. The dwellings are linked properties which reflect the neighbouring apartments as they provide a frame for the green corridor whilst providing variations in heights. This is in accordance with the Masterplan in respect of this character area.

Along the southern boundary of the parcel, the element which fronts the central Village Green, the character within the Masterplan is a Village Street character area. The properties within this area front onto the highway which borders the Village Green area and incorporate a mixture of 2 and 2.5 storey properties. The properties are mainly detached dwellings and although the Masterplan suggests that these areas should be principally terraces this parcel is moving area from the Village Centre and the properties will overlook the Village Green area. It is considered that this section of the parcel will provide a traditional street character with direct vehicular access off the highway serving garages set back/ to the rear of the dwellings.

This parcel incorporates a landmark building within the south western boundary of the parcel. The originally submitted proposals did not incorporate a landmark building within this location however the plans have been amended to incorporate a three storey apartment building with 6 six two bedroom apartments. This building will create a focal building fronting onto both the Green Corridor and the Village Green area.

The northern part of this parcel falls within a traditional street character area with properties fronting the Green Corridor. The properties incorporate a mixture of 2 and 2.5 storey properties with 3 storey dwellings close to the neighbouring apartment block to provide as a transition between the two parcels. This element of the parcel incorporates semi-detached and detached dwellings with some terraces and linked properties fronting the Green Corridor. The properties along the Green Corridor provide a 'frame' for this amenity space. The majority of the properties incorporate driveways at the side of the properties serving rear garages although the properties along the Green Corridor

incorporate rear parking courts. The proposals accord with the Masterplan in this regard.

The remainder of this parcel is defined as a contemporary housing parcel within the Masterplan. The proposal incorporates a mix of 2 and 2.5 storey dwellinghouses with in-curtilage parking and rear parking courts/ garage accommodation. The proposals accord with this character area as set out within the Masterplan.

To ensure the various character areas set out within the Masterplan are reflected and achieved on site this parcel has been amended compared to the originally submitted proposals. The main change is the inclusion of a traditional village street through the centre of the Parcel. In terms of parking 2 off road parking spaces are incorporated for 2/3 bedroom dwellings with 3 off road parking spaces for 4 bedroom dwellings.

The predominate brick is red brick with the occasional use of a buff brick which will act as feature buildings and break up the visual appearance of the scheme. Additionally render is proposed in identified locations through the parcel.

The parcel covers 3.518 hectares which equates to 34 dwellings per hectare. Due to the various character areas present within this parcel the masterplan sets out various densities. It is considered that an average of 34 dwellings per hectare is an acceptable density taking into account the various character areas. The parcel borders two Green Corridors which link through the site and all of the properties along the Green Corridor face onto this area ensuring that there are no blank gables along the corridor creating a degree of visual interest whilst ensuring that the corridor is overlooked creating natural surveillance.

Levels

In respect of Parcel I the site border the Green Corridors and although the parcel has been split into two both phases have been submitted as part of this application which enables a full assessment of the levels changes and the interface distances.

The levels on this parcel rise upwards from south to north with the proposed properties along the northern boundary approximately 2 metres higher, in respect of the finished floor level, than the southern boundary. This parcel achieves the Council's standard spacing distances and where there are direct interface issues the levels have been revised to ensure there are no issues in respect of loss of amenity and to ensure that greater spacing distances are not required in accordance with the Council's approved Design Guidance.

Impact on the Neighbours

As set out earlier Parcel H6 borders previously approved housing parcels and as such the relationship between the proposed and existing dwellings is a consideration. However as addressed earlier in the report the proposed layout respects the previously approved dwellings and achieves the required spacing standards throughout the parcel apart from the interface with the debut properties (plot 700) which is addressed above

Parcel I borders Green Corridors, which are a minimum of 20 metres wide, and proposed highways. As such any impacts on

existing neighbouring parcels are reduced and the required spacing distances are achieved.

The other consideration is internally within the proposed parcels ensuring that the future residents amenities are protected and the Council's spacing standards are achieved. All of the properties internally within the parcels achieve the required spacing standards to ensure the amenities of the future residents are protected

Some of the garden areas proposed with the dwellings are not 10 metres in length however in these instances the garden areas are relatively wide which ensures that sufficient private amenity space is provided for the dwellinghouse in accordance with PPS3. In the instances where the garden is not 10 metres in length these properties are sited to ensure that there will be no overlooking created by first floor windows to neighbouring garden areas (which is why 10 metres of garden space is generally required).

Refuse collection

Adequate provision is required as part of the development for bin storage and to enable the refuse vehicles to collect the bins. This is not an issue in the areas of the site which have direct road access however numerous properties within the site face the Green Corridor and incorporate rear parking courts served off private access roads. In these situations refuse collection and bin carry distances for the residents are a consideration.

The Council's Environmental Services Section have reviewed the submitted plans and have made general comments in respect of the provision of storage of waste containers per property. On a parcel specific basis the following comments have been made. In respect of Parcel H6 the main points relate to the provision of a designated communal collection points, storage a containers and access by collection vehicles. The comments in respect of Parcel I Phase 1 relate to access and storage. The comments in respect of Parcel I Phase 2 relate to access, storage and collection points.

The applicant has been advised of these comments and has confirmed that the layout has been modified to provide bin collection points. Tracking plans have been provided to ensure that refuse collection vehicles can access the areas and that adequate turning facilities are provided. A condition will be attached to the recommendation to ensure that the bin collection points are only utilised on bin collection days which will ensure that bins are not left at these points continuously. The applicant has confirmed that a clause will be attached to the sales deeds prohibiting bin storage at these collection points.

The amended plans and tracking plans have been forwarded to the Environmental Services Section for further comment.

Highways

The Highway Engineer at Lancashire County Council initially objected to the scheme on the following grounds. The road layout does not achieve a standard suitable for adoption and some features will lead to traffic conflict. The Home Zone area does not work safely. There is a need to design the roads to keep traffic speeds down to a maximum of 20mph and horizontal deflection is required. Some frontages appear to be shown without footways

which will not be accepted. Roadways serving five or more properties must be adopted and therefore be to adoption standards. It would appear that lighting is shown in some areas and not in others which is considered to be unacceptable.

The applicant was made aware of the Highway Engineers comments and has confirmed the philosophy of the highway layout accords with the approved Design Brief and their Engineers are confident that the design is suitable for a Section 38 Agreement. Additional plans have been submitted in support of this. The Homezone areas have been modified and the applicant considers they are now suitable for a Section 38 Agreement.

The long sections of road will have raised tables at junctions and road narrowing forming a vertical deflection at the Green Corridor. Adoptable roads will either have footways or service margins. No more than 5 dwellings will be served off a private drive. Parking courts will serve more properties however these areas are in accordance with Manual for Streets by having dwellings fronting, or in, parking courts to maintain overlooking and usage for security. Street lighting will be detailed as part of the Section 38 submission.

The additional and amended plans have been sent to the Highway Engineer for further comment which will be addressed on the addendum. This notwithstanding however it is considered that a safe and acceptable highway arrangements can be achieved on the site.

Conclusion

The proposals accord with the Masterplan and represent a modern housing development within the Village. The principle of housing development was established with the grant of outline planning permission and the parcels subject to this application will see a further expansion of the residential elements of the Village.

Recommendation: Approve Reserved Matters Conditions

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

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. 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.

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

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

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

4. The external facing materials detailed on the approved plans shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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.

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

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

6. 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.

7. 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: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

9. Notwithstanding the submitted details, prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

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

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

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

11. Prior to the commencement of the development full details of the gate treatment, to secure the alleyway between plots 732-734 and plot 731, shall be submitted to an approved in writing by the Local Planning Authority. The gates shall thereafter be retained in perpetuity with access limited to the occupants of plots 731, 732, 733, 734.

Reason: In the interests of the visual amenities of the area and to reduce any potential security issues. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the communal bin collection points shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their location and the proposed hardsurfacing materials/ details of the enclosure. The collection points shall only be utilised for the storage of bins on bin collection days and shall be free of bins at all other times. The collection points shall thereafter be retained in perpetuity.

Reason: To ensure adequate refuse collection facilities are provided on site and in the interests of the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

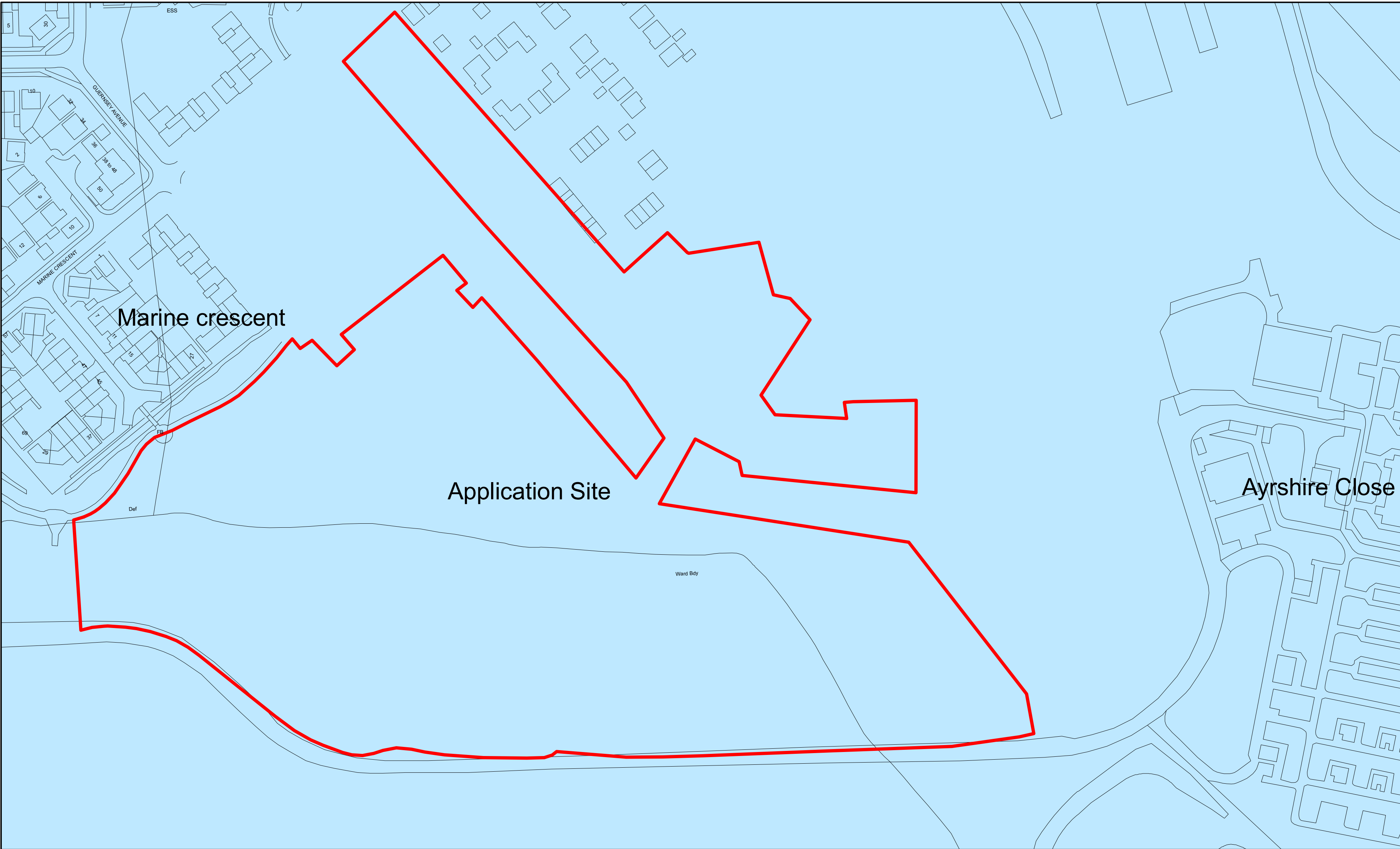
13. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.


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

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


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

Item 6



 Planning Applications selection

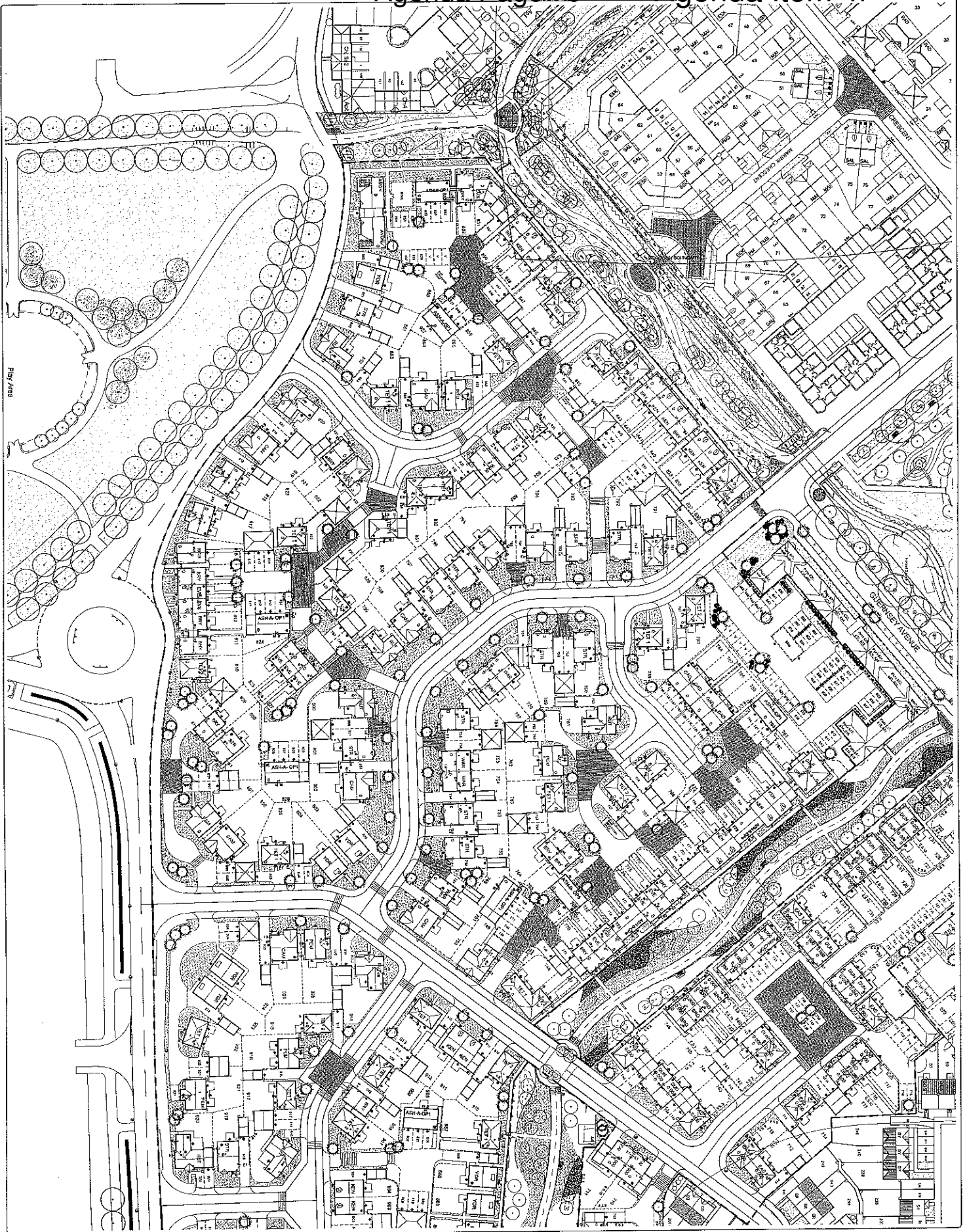
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AMENDED PLAN

CHIEF ENGINEER: T. J. O'NEILL
 DRAWING NO.: 14/12-11-02-002
 DATE: 4 AUG 2004
 PROJECT: DANFORTH AVENUE, DUBLIN 15
 CLIENT: REDROW HOMES (LANDSHED) LIMITED

Redrow Homes (Landsheds) Limited
 1st Floor, Farm
 100, Oldcastle Road,
 Oldcastle, Co. Dub.
 Tel: 01-832 2222
 Fax: 01-832 2222
 Email: sales@redrow.com

Parcel 1 Phase 2
 Proposed Site Layout
 14/12-11-02-002
 H
 01/04/03

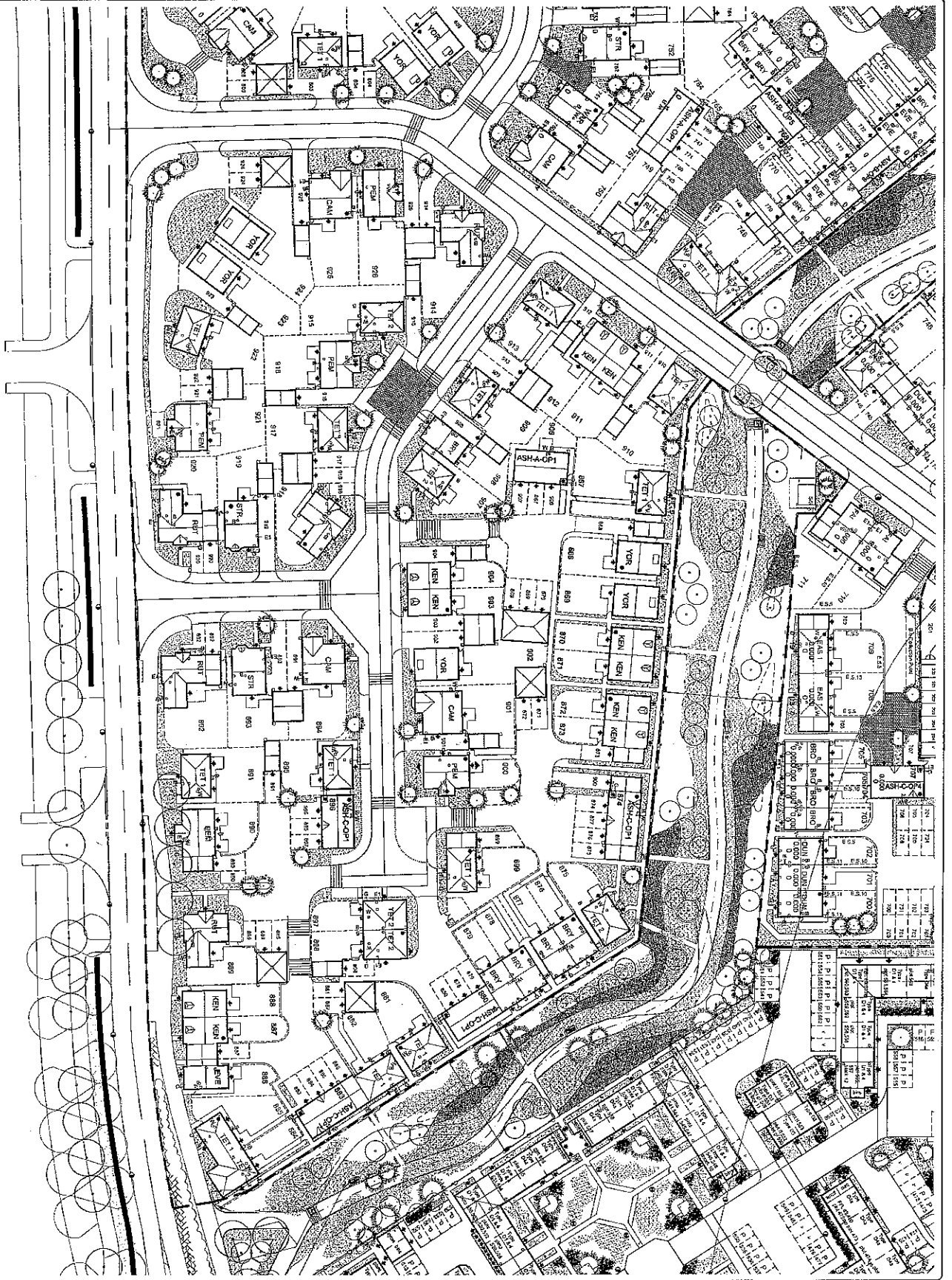
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NOTES

1. All dimensions are in metres unless otherwise stated.
2. The site is shown as being in the ownership of the client.
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AMENDED PLAN

Rec'd 4th Aug 2009
09160449

<p>REDROW HOMES</p> <p>Rodrow Homes (Lancashire) Limited 17 Oldfield Close, Warrington, WA5 3NP Tel: 01924 778813 Mdx: 0773348482 e-mail: graham.bell@redrow.com</p>		<p>aidwin design consultancy limited</p> <p>Tom Fearn, 17 Oldfield Close, Warrington, Warrington, WA5 3NP Tel: 01924 778813 Mdx: 0773348482 e-mail: graham.bell@redrow.com</p>																																													
<p>Development: Parcel 1 Phase 1</p> <p>Tenure: Barbshaw Village, Clontarf</p> <p>Planning No: Proposed Site Layout</p> <p>Drawing Number: BV-1-11-02-002</p> <p>Revision: H Date: 11-02-02</p> <p>Drawn By: SAW Date: 14.05.09</p> <p>Checked By: SAW Date: 14.05.09</p>		<p>APARTMENT TYPES</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Size</th> <th>No. of Units</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>The Evocum</td> <td>679</td> <td>2</td> <td>01</td> </tr> <tr> <td>The Broadway</td> <td>816</td> <td>3</td> <td>01</td> </tr> <tr> <td>The Embassy</td> <td>900</td> <td>3</td> <td>07</td> </tr> <tr> <td>The Embassy 2</td> <td>1070</td> <td>3</td> <td>10</td> </tr> <tr> <td>The Richmond</td> <td>1130</td> <td>4</td> <td>02</td> </tr> <tr> <td>The Rutland</td> <td>1130</td> <td>4</td> <td>05</td> </tr> <tr> <td>The Rutland</td> <td>1292</td> <td>4</td> <td>05</td> </tr> <tr> <td>The York</td> <td>1321</td> <td>4</td> <td>05</td> </tr> <tr> <td>The Cambridge</td> <td>1331</td> <td>4</td> <td>03</td> </tr> <tr> <td>TOTAL</td> <td>BMS</td> <td>2</td> <td>05</td> </tr> </tbody> </table>		Apartment Type	Size	No. of Units	Count	The Evocum	679	2	01	The Broadway	816	3	01	The Embassy	900	3	07	The Embassy 2	1070	3	10	The Richmond	1130	4	02	The Rutland	1130	4	05	The Rutland	1292	4	05	The York	1321	4	05	The Cambridge	1331	4	03	TOTAL	BMS	2	05
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Item 7 09/00461/FUL Permit (Subject to Legal Agreement)

Case Officer Mr Andy Wiggett

Ward Chorley South East

Proposal Erection of three town houses

Location Land 10m South West Of 14 Saville Street Chorley

Applicant Mr Alan Eaves

Application No. 09/00461/OUT

No letters of objection to the proposal have been received
Consultation expiry: 20th July 2009
Application expiry: 12th August 2009

Proposal The application is a resubmission for an amended house type on the footprint of a previously approved scheme App. No. 07/00347/FUL changing from 2 storey to 2.5 storeys.

Policy GN1, GN5, HS4, TR4

Planning History 07/00347/FUL – Erection of 3 terraced dwellings – approved

Consultations **Lancashire County Highways** – proposal meets highway criteria except for footway next to the properties which needs to be widened to 1.8m.
Neighbourhoods – require an initial desk study, site walkover and risk assessment for potential on site contamination. Any necessary remediation measures shall be identified and implemented if necessary.
Coal Authority – standard comments

Representations None received

Applicant's Case

- Site has planning permission for three houses
- Three storey houses will match those opposite
- Off street car parking can be provided and still allow gardens
- Site is in a sustainable location

Assessment The site has already been approved for the erection of three houses and a S106 agreement for the necessary open space contribution signed. It is a vacant plot of land between a substation and a terrace of modern houses. Opposite is a housing development that has recently been completed. To the rear is a tarmaced car parking area and turning head for Weldbank Street. The main issues concern the design of the houses, relationship with adjoining residential property and effect on the street scene. In terms of street scene, the change in design to 2.5 storey houses will not have any adverse impact as the new houses on the opposite side of Saville Street are of this style with velux windows in the roof. Although the houses will be set back by about a metre from that established by the adjacent houses, the substation next to the site affects this to the extent

that the proposed houses would not look so out of place as to be unacceptable.

The ridge height of the amended house proposed would be raised by 2m to 9.2m but this will still be an acceptable relationship with the adjacent houses and those to the rear and also it should be noted that the footprint of the houses has not changed from that as approved. The houses would be about 0.7m above pavement level which is acceptable to accommodate the car parking spaces and ensure a satisfactory relationship with surrounding houses.

The design of the houses will mirror those opposite in terms of having art stone sills and heads and window proportions. The colour of the brick has not been agreed but it would be logical to use the same, however, the standard materials condition is recommended.

The applicant has submitted a report from a chartered surveyor which concludes that the risk of ground contamination is minimal and not an issue .

Conclusion

The amended house type is acceptable as the increase in ridge height in this location will match the recently completed houses opposite, it will not affect the amenity of adjoining property and not look out of place in the street scene.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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

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

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

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

3. 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.

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

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

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

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

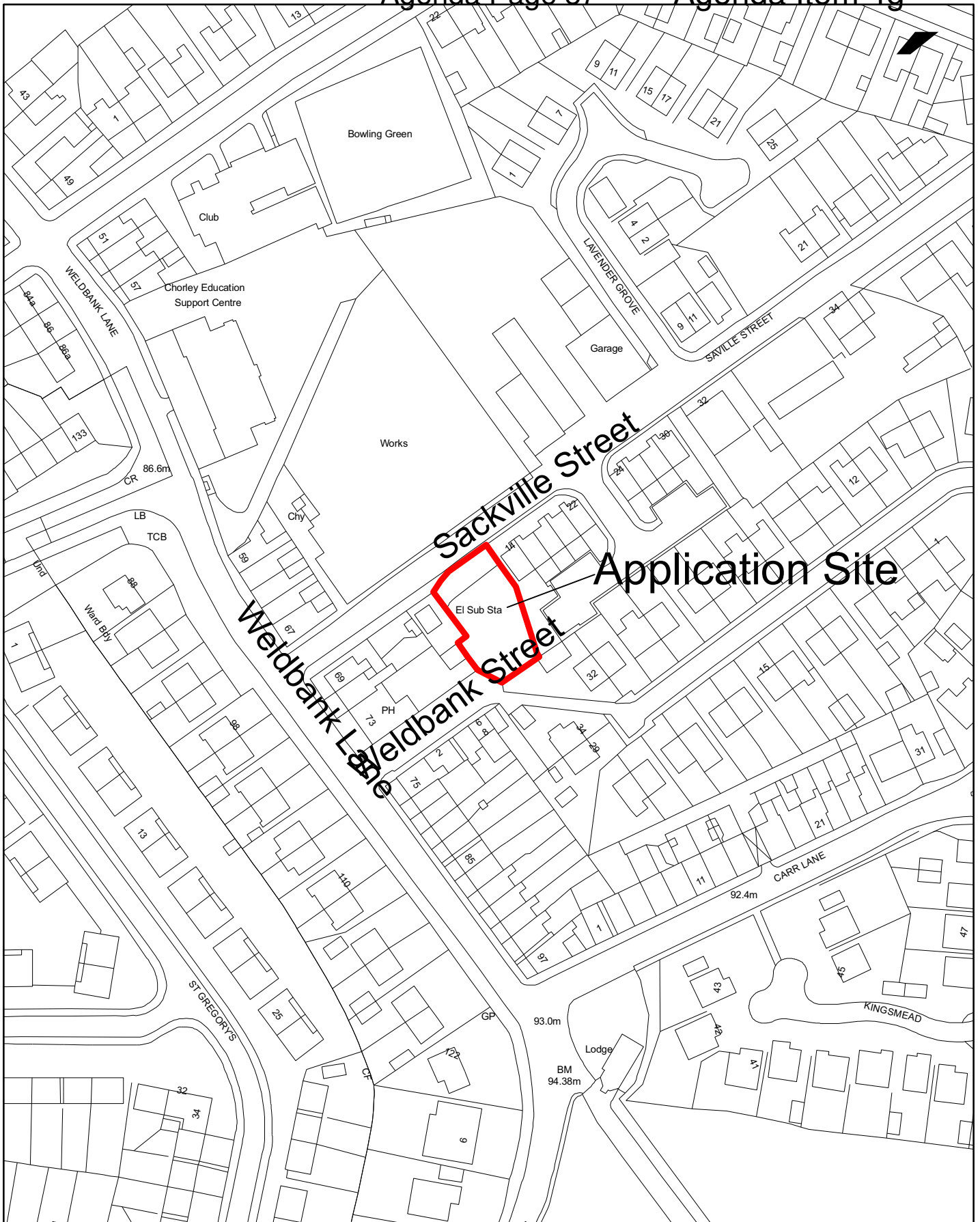
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Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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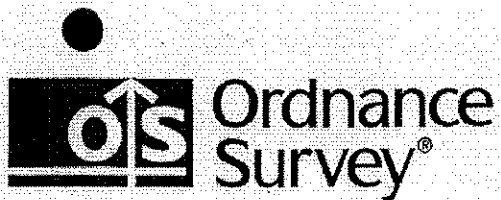
Application No.
 09/00461/FUL

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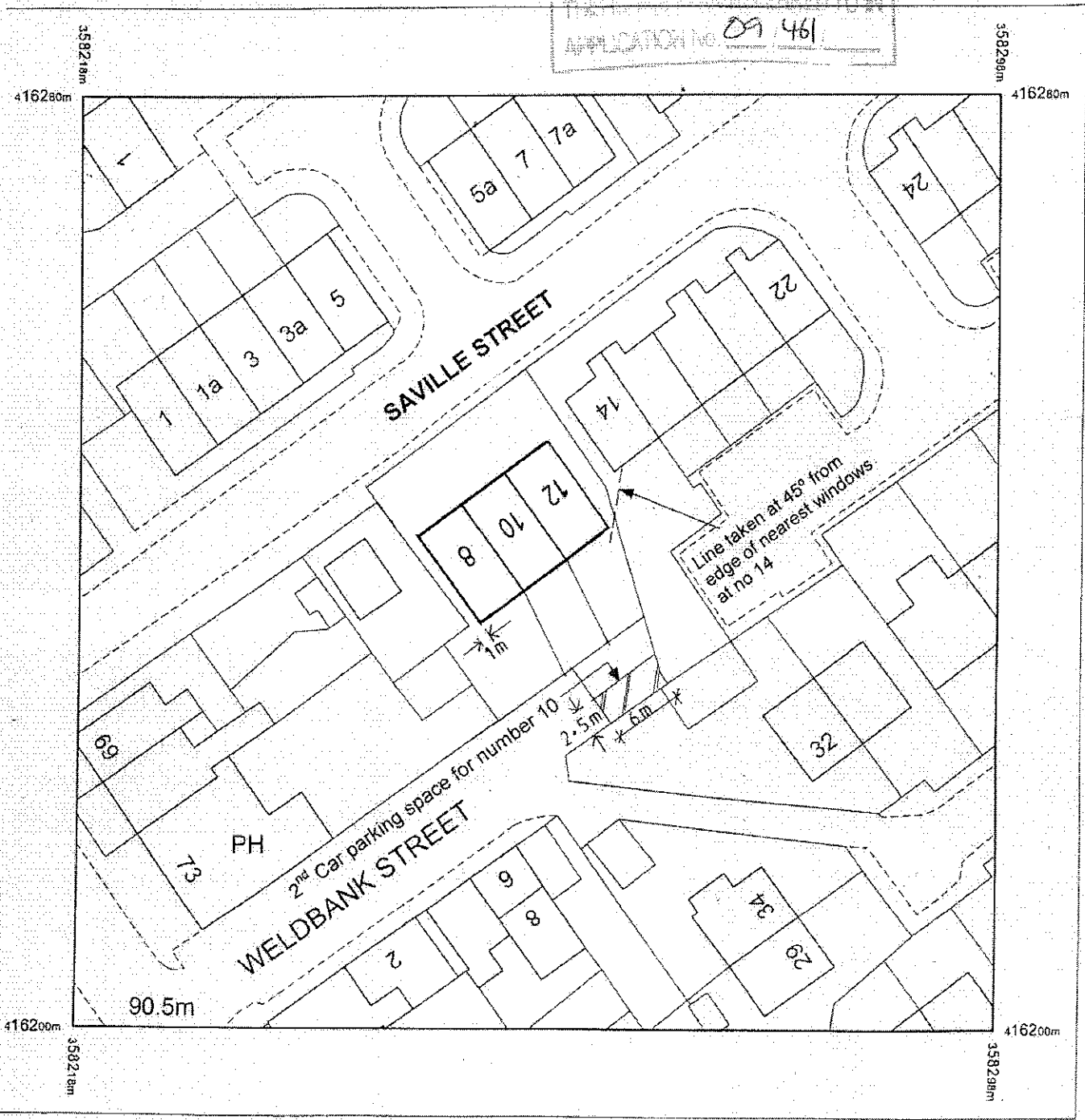
Item 7

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CHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY PLANNING DEPARTMENT
 15 JUN 2009
 APPLICATION No. 09/461

OS Sitemap®



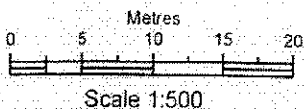
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Supplied by: Chorley B C
 Serial number: 00018100
 Centre coordinates: 358257.81 416240.25

Further information can be found on the

LAYOUT PLAN FOR
 THREE HOUSE AT
 SAVILLE STREET
 CHORLEY

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Item 8	09/00463/FUL	Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods North	
Proposal	Erection of 3 detached bungalows and associated access	
Location	Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ	
Applicant	Mr John Dickinson	
Application No.	08/01134/FUL	
Proposal	The application proposes the erection of three detached bungalows and new means of access. The site is the long rear garden of a detached house on Preston Road Clayton-le-Woods. The existing large garage would be demolished to allow for the extension of the existing private drive.	
Policy	GN1, GN5, HS4, TR4	
Planning History	<p>97/00265/FUL – Single storey rear extension to form bedrooms and lounge - approved</p> <p>03/00229/FUL – Erection of single storey rear extension – approved</p> <p>08/00602/OUT – Outline application for the change of use of the existing dwelling and garage block to create 5 dwellings. Additionally the erection of four detached bungalows - withdrawn</p> <p>08/00878/FUL – Erection of 6 detached houses and conversion of part of existing dwelling to 2 apartments – refused</p> <p>08/001134/FUL – Erection of 2 two storey houses and 2 bungalows and new means of access - withdrawn</p>	
Consultations	<p>Neighbourhoods – require a condition to secure a report identifying any potential sources of contamination on the site and where appropriate necessary remediation measures.</p> <p>Parish Council – no objections</p> <p>County Highway Authority – no objections</p>	
Representations	None received	
Applicant's Case	<ul style="list-style-type: none"> - The application site is in a sustainable location on a main bus route and close to shops - the buildings will have been designed to complement their surroundings and built of similar materials - access has been designed to standards required by the County Highways Authority with adequate visibility splays of 2.4m x 90m - a dedicated refuse storage area has been provided at the front of the site 	

Assessment

The main issues to have regard to in determining the application are effect on neighbour amenity, access and highway considerations and design and appearance.

Neighbour Amenity

Previous applications on this site have proposed detached houses which did not meet the Council's interface distances particularly with regard to the properties to the northwest on Daisy Meadow. The application could not satisfy the 12m distance of a blank two storey gable to habitable rooms in adjoining houses as there would be a 1.9m difference in levels. This application proposes three bungalows rather than two storey houses. This now satisfies the guidelines but it is also considered advisable to condition a 2m high fence be erected on the boundary with the properties on Daisy Meadow so as to eliminate the potential for overlooking from a side kitchen window. In relation to plot1 and the adjacent house to the south east at 76 Daisy Meadow there will be three bedroom windows on the side elevation of the bungalow but these will be 11m away and will be screened by a 2m high fence.

Access and Highway Considerations

The applicants have had extensive negotiations with the County Highway Authority resulting in the submitted scheme of a 3m wide private access drive with turning head and passing bay and visibility splays of 2.4m by 90m. The application shows a refuse collection point with space for five bins directly off Preston Road so that refuse vehicles do not have enter the site. The existing 3m private drive is shown as widened to 4.5m at its junction with Preston Road so that two vehicles can pass.

Design and Appearance

The dwellings would be of conventional design and constructed of red facing brick and grey roof tiles. These would be in keeping with those of surrounding properties. The private drive would be lit by low level bollards.

Conclusion

The current amended application is now considered acceptable in that previous concerns with regard to vehicular access have now been resolved to the satisfaction of the Highway Authority. The revised layout has bungalows to overcome any potential adverse impact on the properties on Daisy Meadow. The design of the new dwellings is acceptable.

Recommendation **Permit subject to a S106 agreement. If no agreement is forthcoming the application should be refused.**

Conditions

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

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

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

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

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

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

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

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

5. Before any development on the site commences a scheme of low level lighting for the access drive shall be submitted to and approved in writing by the Local Planning Authority, implemented before occupation of the first dwelling and maintained thereafter.

Reason: In the interests of the amenity of occupiers of neighbouring property and in accordance with Policy HS9 of the Adopted Chorley Borough Local Plan Review.

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

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

7. 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.

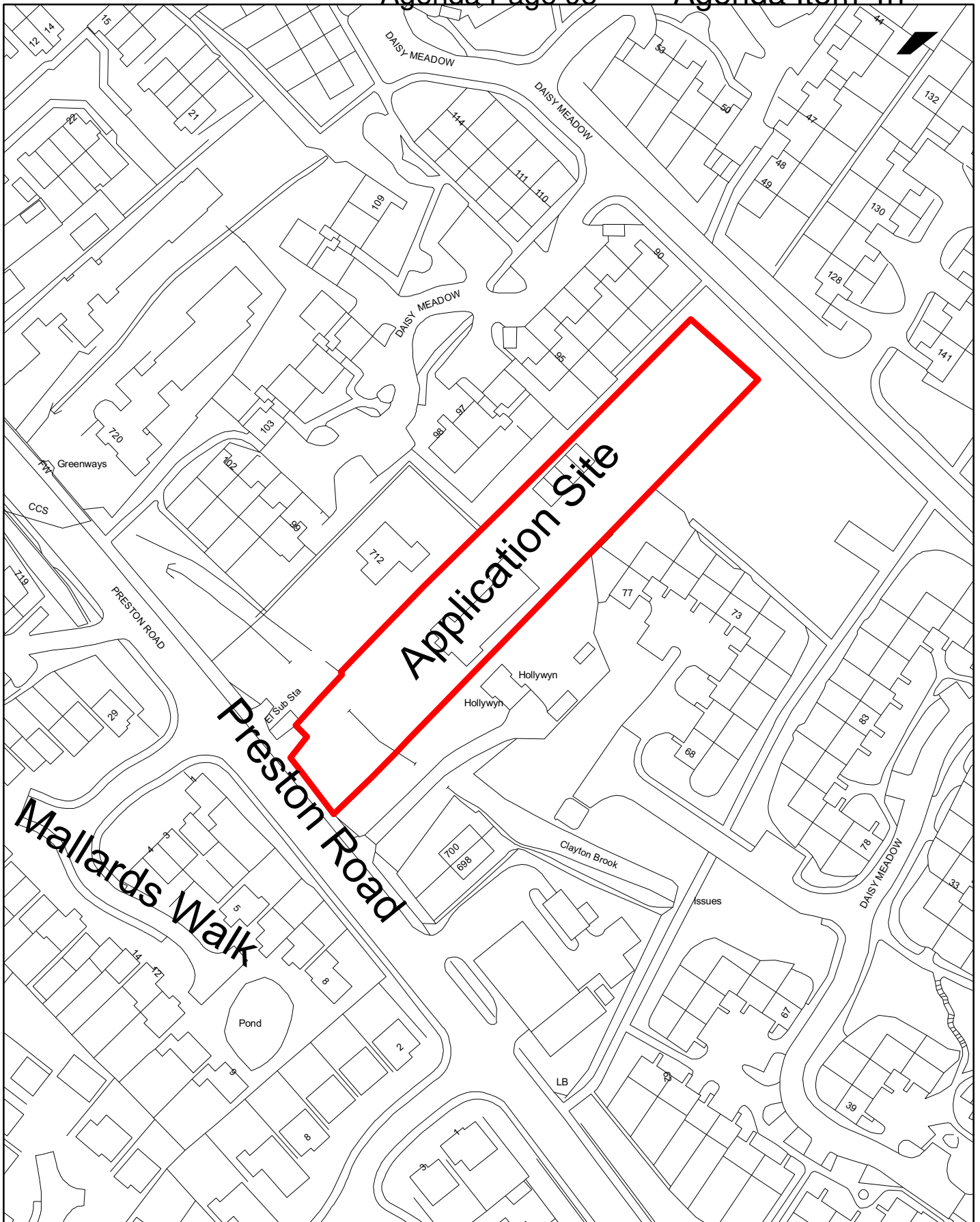
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. 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.

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

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

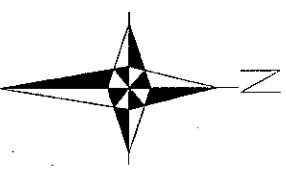
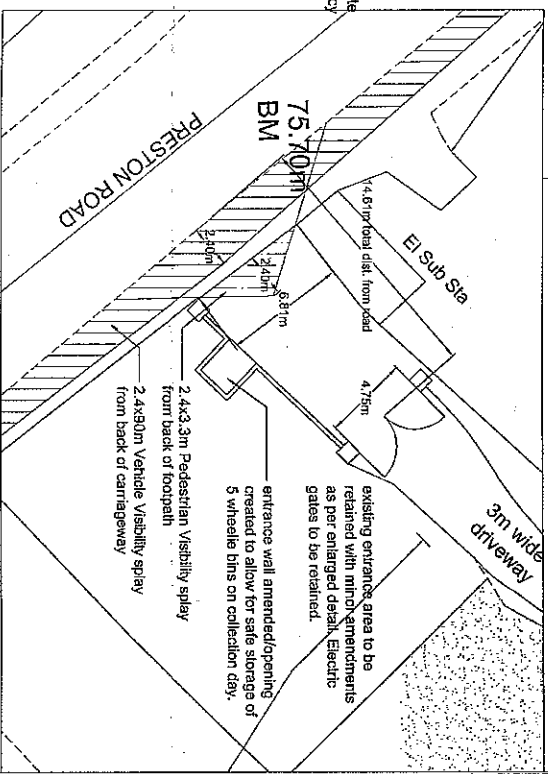
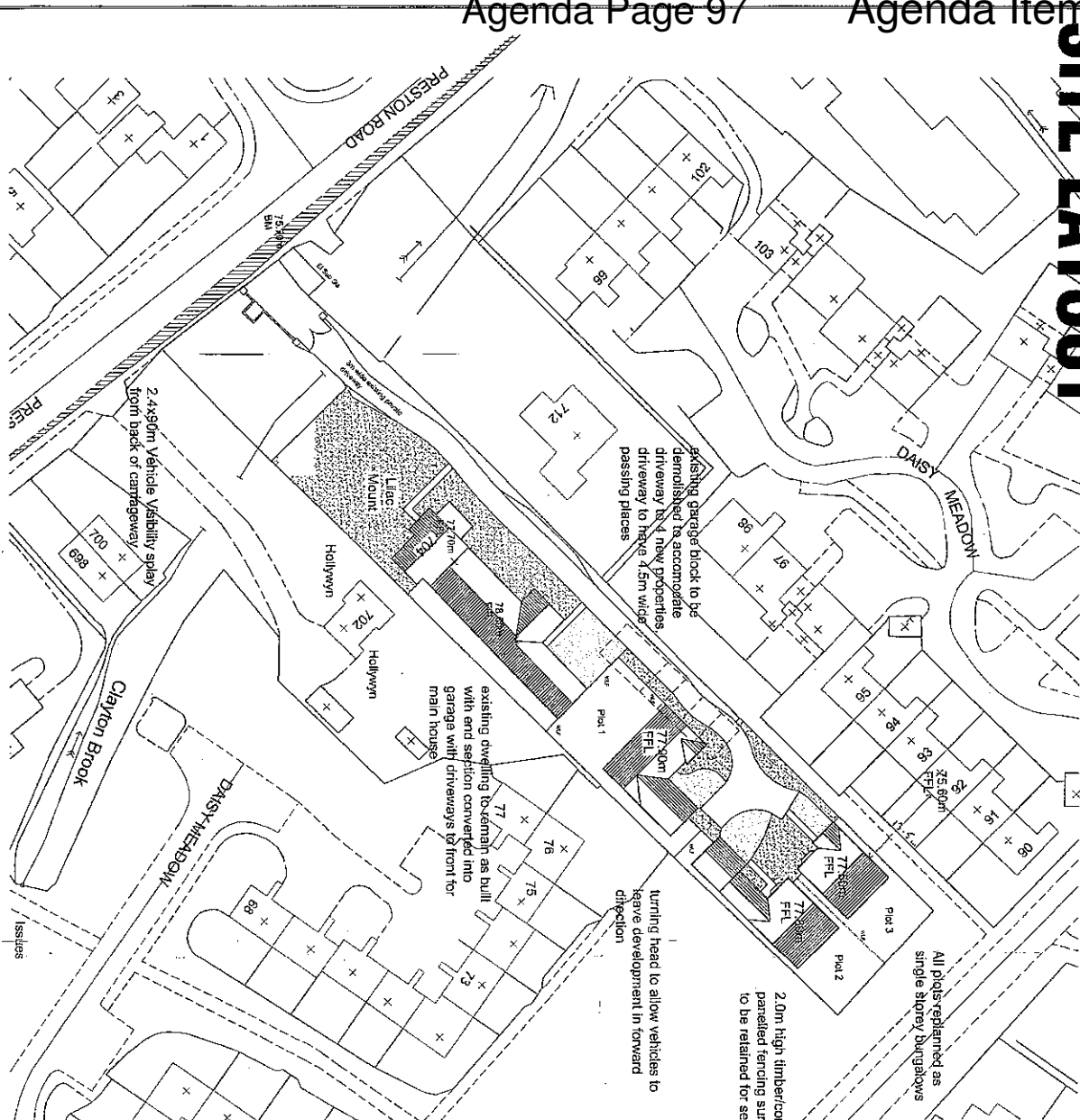


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<p>Application No. 09/00463/FUL</p>	<p>Grid Ref: E: 357496 N: 424391</p>	<p>Scale: 1:1,250</p>	<p>Item 8</p>

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704 Preston Road, CLAYTON LE WOODS

SITE LAYOUT



- Details
- Gross Site Area - 0.809 acres / 0.327 hectares
- Sq.ft
- KEY
- WLF
 - 1.8m high wattle lap fence with concrete posts
 - Private Driveway/parking areas

Entrance Detail - Scale 1:200

CHORLEY BOROUGH COUNCIL
 CHORLEY BOROUGH COUNCIL
 RECIPIENT
 15 JUN 2009

THIS IS THE PLAN REFERRED TO IN APPLICATION No. 09/1463

CHORLEY BOROUGH COUNCIL
 OPEN AND COMMON RECORDS: 101 102

Site Layout Plan

Date	Ref	Drawn
1:500 @ A2	094	MDB
JUL 08		

Scale: 1:500 @ A2
 Date: Jul 08
 Ref: 094
 Drawn: MDB

Project: Land to rear of Lilac Mount, 704 Preston Road, Clayton le Woods

Author: LMP/R/01
 Date: H

Bathorian Design Limited
 27 Worle Court, Uffittle le Woods
 Chorley, PR8 7DB
 Tel: 07729 27000
 www.bathorians.com
 email: bathorians@bathorians.com

Rev H - Site replanted with burglarials: 05.04.09
 Rev G - plots 1 to 3 replanted as burglarials: 17.03.09
 Rev F - Plots 3 and 4 replanted as burglarials: 05.12.08
 Rev E - Finished Plant Layout shown on houses: 01.12.08
 Rev D - Private driveway and access details shown: 05.11.08

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Item 9	09/00507/OUT	Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett	
Ward	Eccleston And Mawdesley	
Proposal	Erection of 5 No. 2.5 storey and 1 No. 2 Storey houses and associated works	
Location	Land 35m West Of 19 Bannister Lane Eccleston Lancashire	
Applicant	Lancashire County Council	
Proposal	<p>The application, in outline form, seeks permission for the erection of six dwellings on a vacant piece of land off Bannister Lane in Eccleston. The site is within the settlement boundary of Eccleston. An illustrative layout has been submitted but this does not form part of the application, indicating how five 2.5 storey dwellings and one 2 storey dwelling can be accommodated within the site.</p>	
Policy	<p>Regional Spatial Strategy : L4 – Regional Housing Provision RDF2 - Rural Areas Chorley Borough Local Plan Review: Policy GN3, GN5, LT15, TR4</p>	
Planning History	No relevant recent history.	
Consultations	<p>Coal Authority – standard comments Lancashire County Highway Authority - No objections to amended layout. Parish Council – Appreciates this is merely an outline application but objects as 2.5 storey houses will have a detrimental impact on the street scene as there are no similar properties in the vicinity; the plans show an existing footpath to be rerouted – do we have any ideas as to how and where? Architectural Liaison Officer – As the development progresses I would be pleased to assist with the Secured by Design approach. The footpath crossing the site is well used in particular during term time by parents and children going to and from St Mary’s Primary School. County Ecologists – if required bat mitigation/compensation proposals be implemented. Implement precautionary measures for great crested newts and make applicants aware of their responsibilities. Tree felling and vegetation clearance to be avoided between March and July. Neighbourhoods – need a desk study and risk assessment of the potential for ground contamination</p>	
Representations	<ul style="list-style-type: none"> - land cleared and abandoned to become overgrown - restrictive covenant on the reserving it for road widening - safety issue connected with the footpath going through the site with people having to negotiate the parking area - 6 dwellings is excessive for this small piece of land - narrow entrance from Larkfield could pose problems for refuse 	

- vehicles
- height of proposed dwellings tower above existing properties
- best use of land would be to landscape it and it become a memorial garden
- if building must happen it should be for three bungalows
- should be a maximum of 4 dwellings
- impact on residents of adjoining properties by overlooking, loss of privacy
- how would construction traffic access the site and site kept secure

Applicant's Case

- the site is in a sustainable location within walking distance of local amenities including shops, library and schools
- site is not allocated as amenity open space and the site does not make a significant contribution to the character of the area
- land is wholly within the built up area and complies with Local Plan housing policies
- development will be compatible with the surrounding area

Assessment

The main issues connected with the application concern Local Plan policies for development in Ecclestone, highway considerations, design considerations and neighbour amenity.

Local Plan Policies

The site lies within the settlement boundary of Ecclestone and Policy GN3 offers specific guidance to the effect that so long as the site is wholly within the existing built-up extent of the settlement market housing development would be acceptable. Sites in Ecclestone are not limited to infill as in other rural settlements.

Policy LT15 refers to other open land which makes a significant contribution to the character of an area and that development on such sites will not be permitted. It is considered that it would be difficult to argue that the site makes a significant contribution to the character as it small in size, left over from the erection of the telephone exchange to the north and there are several other areas of designated amenity open space within a short distance. The land was acquired in 1975 for a now abandoned road improvement scheme. It is also not considered that the site has any wildlife or ecological value especially as it has been cleared and has since become overgrown and rubbish is accumulating.

Overall developing the site for residential purposes could be seen as assisting in consolidating the built form in this part of Ecclestone.

Highway Considerations

The previous application was withdrawn following a recommendation from the County Highway Authority. The illustrative layout has been redesigned so as to overcome the objections raised and the Highway Authority now have no objections. With regard to the footpath crossing the site, the applicant can divert this using the statutory procedure but it is essential that it is designed in a safe manner and lighting is

maintained.

Design Considerations and Neighbour Amenity

The design and access statement explains that the houses on the illustrative layout are to be 2 and 2.5 storeys in height. The latter can be designed by steepening the roof pitch and using rooflights to allow rooms on the roof space. Houses of this type will not necessarily look out of place in this location given the variety of house types around the site. The critical issue is how the dwellings relate to the dormer bungalows immediately adjacent in terms of interface distances and any possible overshadowing. As such the Council's standards have been complied with in terms of the siting of dwellings shown on the illustrative layout except in relation to plot 03 which shows a house with habitable room windows within 16m of the adjacent dwelling and a condition is required to ensure there are no habitable room windows on that elevation so as to meet the necessary interface distance. It is also necessary to impose a condition to ensure that there are blank western side elevations on plots 01 and 05 so as to prevent overlooking of the gardens of the adjoining properties. As it would be possible to design a house with a blank gable on this elevation it is not considered necessary to refuse the application on these grounds.

Conclusion In principle, the development of the site for housing purposes is considered acceptable. The illustrative layout shows how the site can accommodate six dwellings. There are no highway objections.

Recommendation **Permit subject to a S106 agreement covering a contribution to playspace provision.**

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 hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

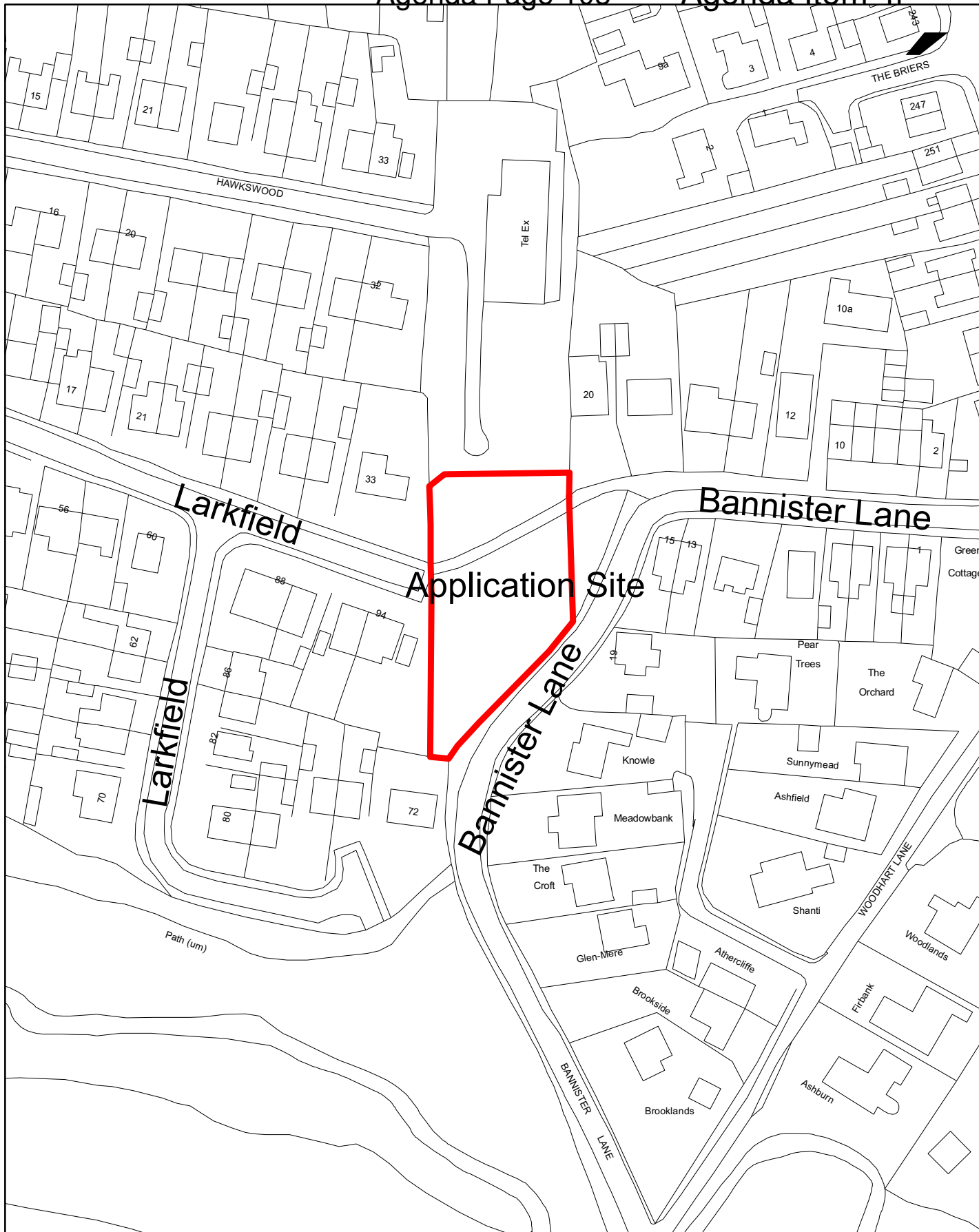
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.

4. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the siting, design, external appearance of the buildings, the means of access thereto and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

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



Application Site

<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 09/00507/OUT</p>	<p>Grid Ref: E: 352095 N: 416548</p>	<p>Scale: 1:1,250</p>	<p>Item 9</p>

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Item 10 **09/00541/FUL** **Refuse Full Planning Permission**

Case Officer **Mrs Helen Lowe**

Ward **Chorley North East**

Proposal **Demolition of existing bungalow and erection of 8 two storey detached dwellings with associated garages and infrastructure**

Location **4 Ewell Close Chorley PR6 8TT**

Applicant **Mr Darren Brown**

Summary The main issues to consider in determining the application are impact on neighbour amenity, design and appearance, impact on highway safety and ecology.

Planning Policy GN1: Settlement Policy – Main Settlements
GN5: Building Design and Retaining Existing Landscape Features
EP9: Trees and Woodlands
EP18: Surface Water Runoff
HS4: Design and Layout of Residential Development
HS6: Housing windfall Sites
HS21: Playing Space Requirements
TR4: Highway Development Control Criteria

Chorley into 2016: Sustainable Resources DPD
Supplementary Planning Guidance Design Guidance

PPG3
PPG9

Planning History No relevant planning history

Consultees Responses

LCC Highways: In principle there is no objection to this development however the details would need a number of minor amendments: some driveways need lengthening to 6m between the garage door and the back of the footway; driveway to plot 8 does not work with 90° bend in it, this will result in the vehicle being left on the road, the driveway arrangements to plots 2 and 3 are difficult to enter/exit at the angle shown, this will result in extreme manoeuvres on the highway to gain access, these should be improved.

United Utilities: no objection to the proposal provided that the site is drained on separate system, with only foul drainage connected to the foul sewer.

Neighbourhoods: Desk top study seems satisfactory – however there are a couple of omissions
Firstly the historical maps appear to be missing. Secondly, there does not appear to be any assessment of the geology, hydrogeology and hydrology - these are required for a desk study.

LCC Ecology: The following information should be provided before the application is determined: results of emergence surveys for bats; a full tree survey and potential impacts upon species of importance.

Planning Policy: comments awaited

MAPS – Chorley Community Safety Partnership:
Comments awaited

Arboricultural Officer: comments awaited

Third Party Representations

To date 13 letters of objection have been received from neighbouring residents. They make the following comments:

- Eight properties are too many. The density of the development is not in keeping with the existing density on the estate, it is over development;
- There is not enough room to park cars off the road (there are already problems with on street parking in the area);
- Where will contractors/builders vehicles park, there is no room on site. Also noise and disturbance from builders;
- The type and size of the proposals imposes on existing properties. There should be less houses and more bungalows;
- Highway safety of the estate as a whole (exiting onto Blackburn Road);
- The property footprints are forward of existing building lines;
- Who owns the land between the conifers in front of 4 Ewell Close and the back of the footpath? Is it highway verge?
- Bats have been regularly seen in the area;
- How will existing areas of open space cope with additional properties;
- There should be a 2.4m by 6m sightline from Ewell Close onto Dorking Road, the proposal sites houses, trees and driveways on this.
- Loss of privacy, increased overlooking and loss of light;
- Would lead to a reduction in natural drainage and increase in flooding;
- The proposed garage will block light to our property (13 Dorking Road);
- Would restrict our ability to extend our property;
- Additional on road parking would make it difficult for refuse collection and emergency vehicle access;
- It is not in keeping with the design of the existing area, should only build single storey properties;
- Development should follow existing building lines;
- Would attract vandals and anti-social behaviour;
- Current water system and utilities may be unable to cope;
- Impact on wildlife.

Assessment

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

developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance. As the proposal is only for one dwelling, there is no affordable housing requirement.

Design and appearance

The density of the proposed development would be in line with Government Guidance in PPG 3 that a minimum of 30 dwellings per hectare should usually be appropriate (8 dwellings on 0.25ha equals 32 dwellings per hectare). However, the character of the surrounding area is of a less dense nature. It is considered that the topographical characteristics of the site and relationship with neighbouring existing properties would make a higher density than the surrounding properties difficult to achieve. The design and appearance of the proposed dwellings is considered to be acceptable, subject to the use of suitable materials. There are a wide variety of different house types, design and materials within the surrounding area.

The removal of the leyandii hedge is considered to enhance the character of the area.

Neighbour Amenity

In terms of the relationship between properties within the site the Council's interface standards have not been met on the majority of the plots.

There is a difference in levels across the site – it falls from north to south along Ewell Close and from north east to south west along Dorking Road. Properties facing the site along Dorking Road are true bungalows, with ground floor levels set slightly lower than that of the road. Along Ewell Close, two storey houses face the application site. Adjacent to the north boundary there is a split level dwelling at no. 6 Ewell close with a number of windows and rooflights facing the application site and a two storey dwelling with a blank gable facing the site at no. 13 Dorking Road. At present a mature conifer hedge surrounds most of the site (apart from the driveway entrance and adjacent to the front of no. 6 Ewell Close). This is proposed to be entirely removed, however no indication of the proposed boundary treatments have been shown along the northern boundary of the site.

The councils interface standards require that there is a minimum distance of 21m between windows to habitable rooms at first floor level from any such facing windows in neighbouring houses. Where the proposed slab levels are 0.5m or more above that of neighbouring houses, the spacing guideline should be increased by 1m for every 0.25m difference in slab levels. Although the properties are bungalows on Dorking Road it is considered appropriate to apply this guideline. As stated above a number of these properties (particularly those directly opposite the site) are set slightly lower than the road, although finished floor levels have not been provided for these properties. The minimum distance between facing windows of the existing bungalows and proposed dwellings is approximately 22 m – between plot 4 and no. 16 Dorking Road, other distances are greater. Some of these relationships could be considered unsatisfactory, however insufficient information is currently available in order to make a full assessment. Further details on levels have been requested from the applicant and will be made available to the Committee.

It is also considered that the positioning of the garage on plot 8 would have a detrimental impact on the occupants of no. 13 Dorking Road, as it would be forward of the front elevation of their property. The position of the dwelling on plot 1 also gives rise to concern in terms of its relationship to no. 6 Ewell Close.

Highway Safety

LCC Highways have advised that the proposed parking arrangements are unsatisfactory in a number of respects. Additionally the Draft RSS Policy for parking standards requires that three bedroom property should have two off road parking spaces and a four bedroom property should have 3. None of the four bedroomed properties proposed have this level of parking. Manual for Streets advises that a garage should have internal dimensions of 3m by 6m in order for it to be considered to a parking space (this is allow residents to have storage space for bicycles etc. as well as a car).

Ecology

Recent case law has emphasised the importance of the Local Planning Authority giving due consideration to the three tests in 1994 Regulations for European Protected species when deciding whether to grant planning permission for a development which could harm a European Protected Species (such as bats). The three tests (which also relate to the granting of licences) are that: the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety; there must be no satisfactory alternative and favourable conservation status of the species must be maintained.

The applicant has provided a bat survey with the application. This concludes that there is potential for bats to roost here and it would be hard to confirm they never do, in order to ensure this development falls within the law some provision for bats needs to be made in the new build. Precautions during construction would also need to be put in place and a further dusk survey should be carried out in July. Works should ideally not commence during the summer months.

Having regard to the comments received from LCC Ecology it is considered that further survey work needs to be carried out and further information needs to be provided before the Council can be satisfied that the development would not cause unduly harmful impacts on protected species and habitats.

Other issues

The applicant has confirmed verbally that the land to the west of the site is in fact owned by the applicant. Confirmation is awaited.

A draft s106 agreement to secure play space contributions is currently being prepared by the Council's Legal Services section.

The applicant has provided information to show how the proposals meet the requirements of policy SR1. Comments from Planning Policy are awaited.

The use of permeable/porous ground surfacing materials could be secured by condition.

The noise and disturbance caused during construction is considered to be transitory and it is considered that it would be unreasonable to attach conditions restricting hours of operation or parking of vehicles due to the fact that there are no particularly sensitive land uses nearby (such as an elderly persons home) and the small size of the site.

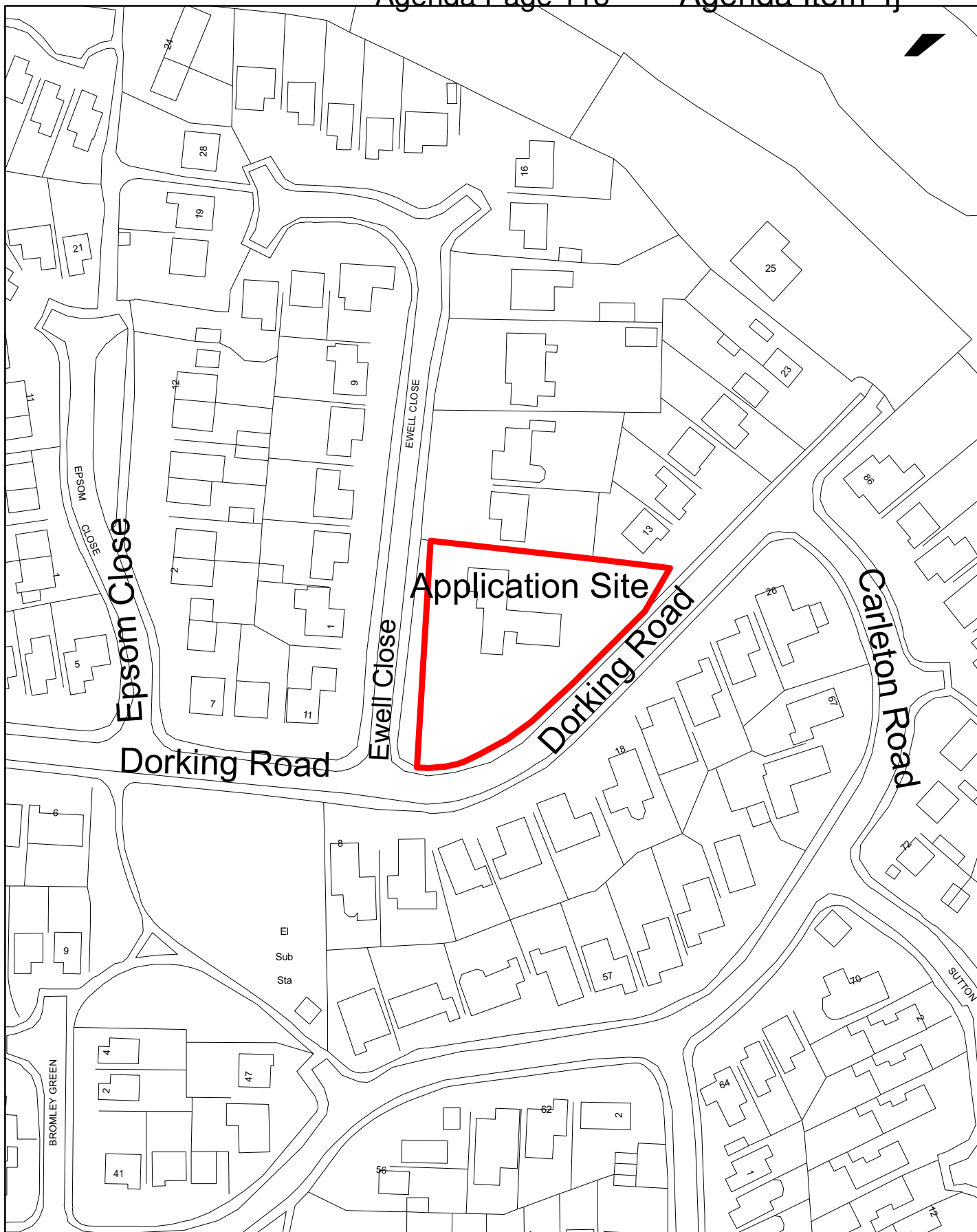
Conclusion

It is considered that the proposal should be refused on the grounds of highway safety, impact on the amenities of future occupants, impact on neighbouring properties and insufficient information to determine ecological impacts

Recommendation: Refuse Full Planning Permission**Reasons**

1. The proposed development, by reason of its size, siting, topography and the restricted plot dimensions, would result in a cramped form of development, out of character with the surrounding area and adversely affecting the amenities which occupiers of neighbouring and proposed property could reasonably expect to enjoy through overshadowing and overlooking. The proposal does not therefore accord with policies GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review and adopted Supplementary Planning Guidance Design Guidance.
 2. The proposed development does not allow for the adequate provision of off street parking, due to the size and positioning of driveways and garages which could lead to additional on street parking and hazardous manoeuvres, thereby harming highway safety. The proposal does not therefore accord with policies HS4, HS6 and TR4 the Adopted Chorley Borough Local Plan Review and the Draft RSS policy for Parking Standards.
 3. The applicant has failed to adequately demonstrate that the proposal would not cause any undue harm to a European Protected Species and the proposal is therefore contrary to PPS9.
-

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

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Application No.

09/00541/FUL

Grid Ref:

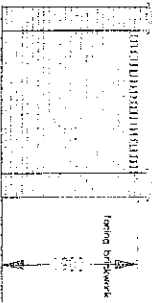
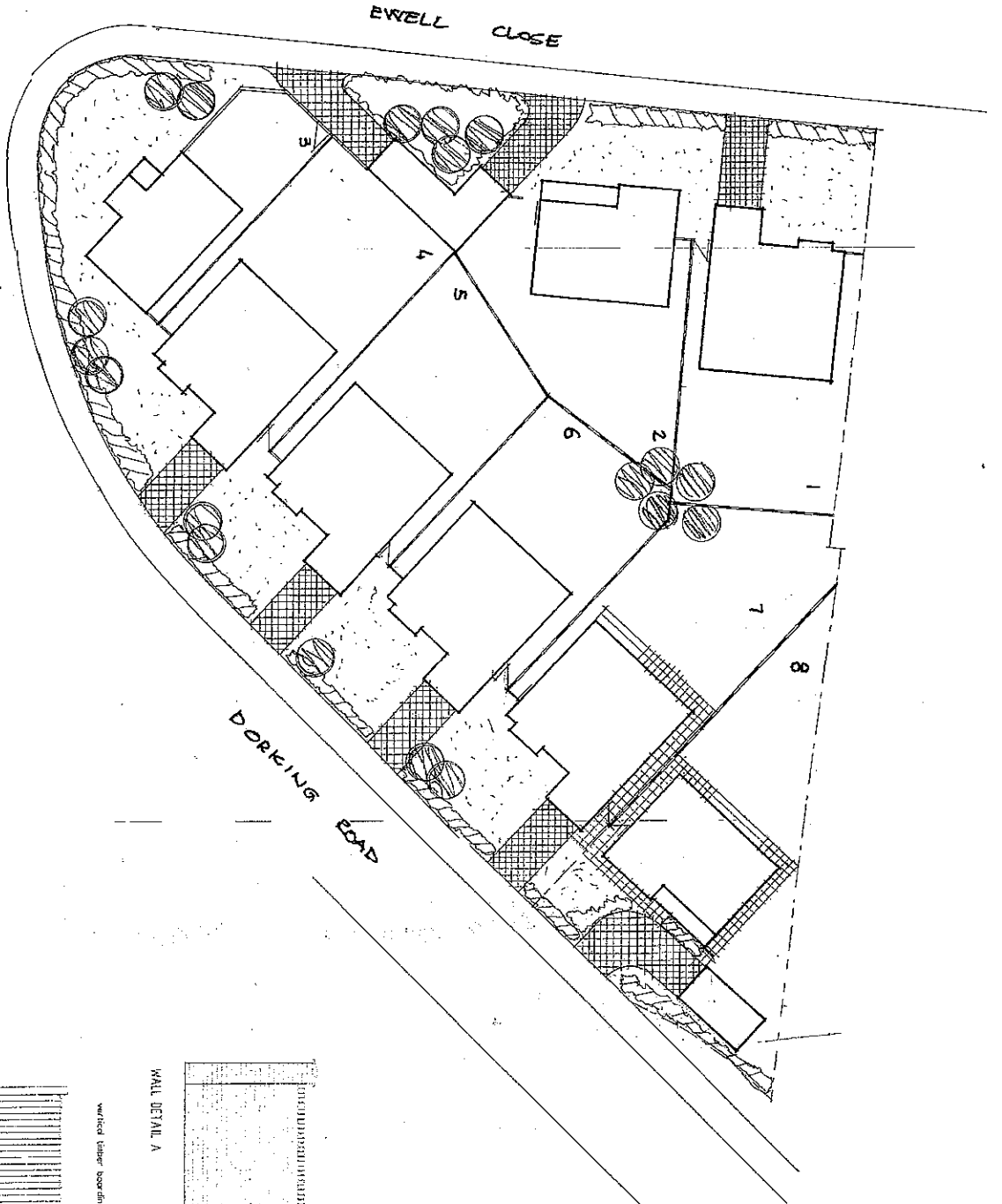
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 N: 419638

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1:1,250

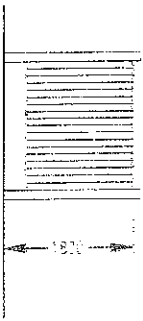
Item10

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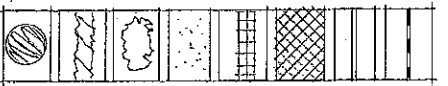
WALL DETAIL A

vertical timber boarding



FENCE DETAIL D

concrete post and beam fence



- 1.8m high treated close boarded timber fence
 - 1.8m high 215 brick wall in facing brick as housing
 - Hanson Rompave permeable paving.
 - 450x450 niven faced paving slabs with gravel joints. (nom. 900 path to all house perimeters)
 - Turf
 - Shrub planting to schedule.
 - Low hedge as schedule
 - Trees
- Trees Standard 8-10 cm girth Betula Pendula (Silver Birch) Acer Campestre (Field Maple) Carpinus Betula (Hornbeam) Sorbus Aria (Whitebeam) Alnus Glabrisa (Alder)

SYMBOL	DESCRIPTION	QTY	UNIT	DATE	BY	CHKD	DATE	BY	CHKD
1	Betula x scientific Juniper	50	50	10/10	10/10	10/10	10/10	10/10	10/10
2	Betula x scientific Juniper	50	50	10/10	10/10	10/10	10/10	10/10	10/10
3	Betula x scientific Juniper	50	50	10/10	10/10	10/10	10/10	10/10	10/10
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5	Betula x scientific Juniper	50	50	10/10	10/10	10/10	10/10	10/10	10/10
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50	Betula x scientific Juniper	50	50	10/10	10/10	10/10	10/10	10/10	10/10

CHICHESTER BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
- 7 JUL 2009 -
THIS IS THE PLAN REFERRED TO IN
APPLICATION NO 07/0511

Stemoss Designs Ltd.
Architectural Design and Development Consultancy.

13 Miller Drive,
Wareham,
Dorset, Dorset, DT9 7TU
phone/fax 01627 798 5133
email: stemossdesigns@bt.com

Project: 4 EWELL CLOSE
Client: D BROWN
Drawn by: R.C.
Scale: 1:200
Date: 06/09

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18 August 2009

ENFORCEMENT ITEM

REPLACEMENT GARAGE WITH HIPPED ROOF, FRONT PORCH & SINGLE STOREY REAR EXTENSION 39 HIGHFIELD ROAD SOUTH CHORLEY PR7 1RH

PURPOSE OF REPORT

- To consider whether it is expedient to take enforcement action in respect of the above case.

RECOMMENDATION(S)

- That it is not considered expedient to pursue enforcement action.

EXECUTIVE SUMMARY OF REPORT

- The issues for consideration in this case are the impact of the materials used in the building of the replacement garage with hipped roof, front porch & single storey rear extension on the street scene, and whether any harm has been caused to the amenity in the locality of the property through the use of those materials. On balance it is considered that the impact of the construction upon the neighbour is not significant enough to warrant either removal of the tiles or partial demolition of the extension.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- No alternative options have been considered.

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	X
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	



BACKGROUND

6. Planning permission was granted on 16 June 2007 for the extensions to the dwelling the initial plan being amended from a pitched roof to a hipped roof following concern raised by the occupier of the adjacent property. No objections were made to the amended proposal. A complaint has recently been made to the Council that the materials used for the roofing tiles and a section of the wall to the north facing elevation of the extension are different than those shown on the approved plan.
7. The property is situated to the west side of Highfield Road South which is within the urban settlement and is not within a designated Conservation Area nor is it a Listed Building. Within the settlement area extensions are subject to the provisions of Policy HS9, Chorley Borough Local Plan Review Adopted Edition, a saved Policy. The Officers report that considered the application concluded that the extension complied with the criteria defined within Policy HS9.
8. The approved plans stated the materials of construction as: Redland Cambrian Slates (Grey) with matching facing brickwork. The brickwork is matching however the roofing tiles used are not as shown on the approved plan but are, Marley Interlocking Concrete Tiles (Grey) with a low profile. Additionally, a section of the walling to the north facing elevation of the extension has been built using block not brick
9. The street scene is predominately two storey semi detached dwellings and roofing used to the dwellings is either Rosemary tiles or grey slate tiles. However there are a number of detached garages and front porches to the properties and three car ports. Roofing used to these buildings ranges from polycarbonate sheeting, felt asbestos and corrugated metal and low profile Marley modern roof tiles. Such tiles have been used on the side extension to the adjoining semi number 37 and to the front porch of number 40. The use of Marley modern concrete roofing tiles to the extension is not considered to be out of keeping with the character and appearance of the neighbouring street scene and is a type of material that is commonly found in urban areas and is not considered to be incongruous.
10. With regards to the section of block work used in the building of the north elevation to the extension, this section of wall faces the south elevation of the garage to number 41 and the distance between each elevation is no more than 300mm. The block forms a small area of the central section of this elevation. The remainder of the elevation has been constructed in matching brick. Therefore brick is seen to the front, top and rear of the wall and because of the distance between the garage and extension the block work is not readily seen from the street and therefore this section of the elevation has no impact upon it. The complainant has stated in correspondence that should he wish to remove his garage he would be faced with an unsightly and very extensive area of concrete block. I consider that the likelihood of the garage being removed to be unlikely however if the garage were in future to be removed, a fence could be erected along the boundary to a height of 2 metres and that would cover the block work.
11. The roof tiles and use of some block work are minor departures from the approved plans, and do not raise significant planning objections to warrant enforcement action.

ALTERNATIVE REQUIREMENTS

12. The alternative to the block work would be to take enforcement action to require the part demolition of the extension and its rebuilding in brickwork.

IMPLICATIONS OF REPORT

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

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

J E MEEK
CORPORATE DIRECTOR BUSINESS

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	5 August 2009	07/00541/Ful

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18-08-2009

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 8 July and 3 August 2009.

RECOMMENDATION(S)

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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

PLANNING APPEALS LODGED

- Appeal by Mr A Howard against the delegated decision to refuse retrospective planning permission for a rear balcony at 18 Tanyard Close, Coppull (Application No. 08/01165/FUL).
- Appeal by Mr N V Nalbandh And Trekgate Ltd against the delegated decision to refuse planning permission for the change of use from A1 retail to A5 hot food takeaway and provision of external flue to rear at 8 High Street, Chorley (Application No. 08/01020/COU)

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- None



PLANNING APPEALS WITHDRAWN

8 None

ENFORCEMENT APPEALS LODGED

9 None

ENFORCEMENT APPEALS DISMISSED

10 None

ENFORCEMENT APPEALS ALLOWED

11 None

ENFORCEMENT APPEALS WITHDRAWN

12 None

LANCASHIRE COUNTY COUNCIL DECISIONS

13 None

GOVERNMENT OFFICE DECISIONS

14 None

IMPLICATIONS OF REPORT

15 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	04/08/2009	

Background Papers				
	Document	Date	File	Place of Inspection
4	Letter from the Planning Inspectorate	10/07/09	08/01165/FUL	Civic Offices, Union Street, Chorley or on line at
5	"	24/07/09	08/01020/COU	www.chorley.gov.uk/planning

Report



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

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

Application No.	Recommendation	Location	Proposal
09/00343/FUL	Permit (Subject to Legal Agreement)	Land South Of Crosse Hall Lodge Crosse Hall Fold Chorley Lancashire	Erection of a detached house and double garage

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Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18.08.2009

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

Application No.	Recommendation	Location	Proposal
09/00373/FUL	Permit Full Planning Permission	Holly Cottage Back Lane Heath Charnock Chorley Lancashire	Installation of chemical disposal point, underground tank for toilet waste and waste storage/recycling point associated with Camping and Caravan Club certification for 5 touring caravans on the site (which does not require planning permission)
09/00390/FUL	Permit (Subject to Legal Agreement)	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.

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18/08/2009

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 5 AUGUST 2009

Application No.	Recommendation	Location	Proposal
09/00503/FUL	Refuse Full Planning Permission	2 Warth Cottages Coppice Lane Heapey	Demolition of existing porch and garage and construction of replacement porch, garage and link extension
09/00548/FUL	Permit Full Planning Permission	72 The Farthings Astley Village	Erection of a garden shed, change of use of land to create garden area, erection of a boundary fence and land level changes

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18/08/2009

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

Between 9/7/09 and 4/8/09

Plan Ref 09/00207/FUL **Date Received** 16.03.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 23.07.2009

Proposal : Siting of portable building for use as neighbourhood police office
Location : Asda Superstore Clayton Green Centre Centre Drive Clayton-Le-Woods Chorley
Applicant: Lancashire Police Authority C/o Police Headquarters Saunders Lane Hutton Preston Lancashire PR4 5SB

Plan Ref 09/00309/FUL **Date Received** 20.04.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 15.07.2009

Proposal : New dwelling for agricultural workers (amendment to permission 09/00023/FUL to alter permitted detached garage to an attached garage)
Location : Land West Of Knowleswood Wrennalls Lane Heskin Lancashire
Applicant: Mr & Mrs Michael Martland Knowleswood Wrennalls Lane Heskin PR7 5PW

Plan Ref 09/00331/COU **Date Received** 01.05.2009 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 22.07.2009

Proposal : Change of use of ground floor from retail/office to hot food takeaway (A5)
Location : 39 Spendmore Lane Coppull Chorley PR7 4NY
Applicant: Mr Recep Tutar 203 Platt Lane Whelley Wigan WN1 3YA Greater Manchester

Continued....

Plan Ref 09/00342/FUL **Date Received** 05.05.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 17.07.2009

Proposal : Proposed two storey rear extension
Location : 31 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP
Applicant: Mr & Mrs R Cairnes 31 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

Plan Ref 09/00352/FUL **Date Received** 08.05.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 03.08.2009

Proposal : Single storey rear extension, rebuilding of two storey side extension including changes to the roof pitch, two storey side extension, various internal alterations including repositioning of stairs and demolition of garage and rebuilding it 2m back from existing position
Location : Grebe Cottage 23 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr P Hughes Grebe Cottage 23 Grape Lane Croston Leyland PR26 9HB

Plan Ref 09/00353/LBC **Date Received** 08.05.2009 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 03.08.2009

Proposal : Single storey rear extension, rebuilding of two storey side extension including changes to the roof pitch, two storey side extension, various internal alterations including repositioning of stairs and demolition of garage and rebuilding it 2m back from existing position
Location : Grebe Cottage 23 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr P Hughes Grebe Cottage 23 Grape Lane Croston Leyland PR26 9HB

Plan Ref 09/00372/FUL **Date Received** 14.05.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 09.07.2009

Proposal : Removal of condition 13 of application 06/00147/FUL
Location : The WAP Dark Lane Whittle-Le-Woods Chorley Lancashire
Applicant: Mr John Ambrose Primose Holdings Heys Farm Chapel Lane Heapey PR6 8EW

Plan Ref 09/00376/FUL **Date Received** 15.05.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 21.07.2009

Proposal : First floor rear extension incorporating Juliet balcony
Location : Rough Lee Barn Higher House Lane Heapey Chorley PR6 9BU
Applicant: Mr Steve Turner Rough Lee Barn Higher House Lane Heapey Chorley PR6 9BU

Plan Ref	09/00384/FUL	Date Received	20.05.2009	Decision	Refuse Full Planning Permission
Ward:	Euxton South	Date Decided	17.07.2009		
Proposal :	Lean to extension to existing agricultural building resubmission of refused application				
Location :	Rosehill Farm Dean Hall Lane Euxton Chorley Lancashire				
Applicant:	Mr John Ashcroft Rose Hill Farm Dean Hall Lane Euxton Chorley PR7 6ER				
Plan Ref	09/00388/FUL	Date Received	20.05.2009	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	15.07.2009		
Proposal :	Erection of a detached garage building				
Location :	Howe Brook Farmhouse Bannister Green Heskin Lancashire PR7 5PP				
Applicant:	Mr James Sharrock Howe Brook Farmhouse Bannister Green Heskin Lancashire				
Plan Ref	09/00389/FUL	Date Received	21.05.2009	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le- Woods	Date Decided	14.07.2009		
Proposal :	Single storey rear extension.				
Location :	3 Yorkshire Close Buckshaw Village Chorley Lancashire PR7 7BS				
Applicant:	Mr D Tindall 3 Yorkshire Close Buckshaw Village Chorley Lancashire PR7 7BS				
Plan Ref	09/00391/LBC	Date Received	21.05.2009	Decision	Grant Listed Building Consent
Ward:	Clayton-le-Woods And Whittle-le- Woods	Date Decided	30.07.2009		
Proposal :	Listed Building Consent for restoration of coach house for use as ancillary residential accommodation to Dolphin Farm.				
Location :	Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB				
Applicant:	Mr P Westhead c/o Agent				
Plan Ref	09/00394/FUL	Date Received	21.05.2009	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	16.07.2009		
Proposal :	Raising of roof height to form first floor extension and dormers to front and rear				
Location :	Gairloch Bolton Road Anderton Chorley PR6 9HN				
Applicant:	Mr John Unsworth Gairloch Bolton Road Anderton Chorley PR6 9HN				

Plan Ref	09/00395/FUL	Date Received	21.05.2009	Decision	Permit Full Planning Permission
Ward:		Date Decided	31.07.2009		
Proposal :	Erection of a detached garage and garden store				
Location :	Close Gate Barn Buckholes Lane Wheelton Chorley Lancashire				
Applicant:	Mr John Ambrose Primrose Holdings Heys Farm Chapel Lane Heapey Chorley Lancashire PR6 8EW				
Plan Ref	09/00393/FUL	Date Received	22.05.2009	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	10.07.2009		
Proposal :	Two storey side/rear extension				
Location :	Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ				
Applicant:	Mr David Armstrong Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ				
Plan Ref	09/00396/COU	Date Received	22.05.2009	Decision	Refuse Full Planning Permission
Ward:	Chorley East	Date Decided	17.07.2009		
Proposal :	Change of use from 4 self contained flats to chemists shop and pharmacy on ground floor and alterations to existing first floor flats				
Location :	1 Primrose Street Chorley				
Applicant:	Mr Graham Tarney Primrose Property & Rentals Ltd 16 Ewell Close Chorley				
Plan Ref	09/00397/FUL	Date Received	22.05.2009	Decision	Permit Full Planning Permission
Ward:	Chorley East	Date Decided	13.07.2009		
Proposal :	Proposed demolition of existing leanto/Utility and construction of new conservatory to side elevation facing Belmont Drive.				
Location :	41 Montcliffe Road Chorley Lancashire PR6 0EN				
Applicant:	Mr Collins 41 Montcliffe road Chorley Lancashire PR6 0EN				
Plan Ref	09/00398/CLPUD	Date Received	22.05.2009	Decision	Grant Certificate of Lawfulness
Ward:	Wheelton And Withnell	Date Decided	14.07.2009		
Proposal :	Application for a Certificate of Lawfulness to demolish existing single storey sunroom and erect a two storey extension and a single storey side/rear extension				
Location :	2 Richmond Close Brinscall Chorley PR6 8PY				
Applicant:	Mr G Bullock Bowden Ash Pangourne Berkshire RG8 8PU				

Plan Ref 09/00400/ADV **Date Received** 22.05.2009 **Decision** Advertising Consent
Ward: Clayton-le-Woods North **Date Decided** 17.07.2009

Proposal : Erection of new fascia board to west elevation incorporating new signage.
Location : Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED
Applicant: Mrs Betty Duffin Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED

Plan Ref 09/00452/FUL **Date Received** 22.05.2009 **Decision** Permit Full Planning Permission
Ward: Clayton-le-Woods North **Date Decided** 16.07.2009

Proposal : Alterations to existing boundary wall to incorporate pillars, railings and gates, decorative stone ball coping stones and illuminated glass ball toppers at entrances (highest point 2.65m). Widening of existing entrance to Preston Road, external alterations to west elevation of hotel including rendering, new windows/french doors incorporating Juliet balconies.
Location : Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED
Applicant: Mrs Betty Duffin Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED

Plan Ref 09/00407/CLEUD **Date Received** 28.05.2009 **Decision** Grant Cert of Lawfulness for Est Use
Ward: Coppull **Date Decided** 31.07.2009

Proposal : Certificate of Lawfulness for a rear dormer extension
Location : The Jays 19 Birkacre Brow Coppull Chorley Lancashire
Applicant: Mr Mark Davidson The Jays 19 Birkacre Brow Coppull Chorley Lancashire

Plan Ref 09/00408/FUL **Date Received** 28.05.2009 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 20.07.2009

Proposal : Proposed 2.6m extention to the front of the attached garage, and also adding a hipped roof to this and the existing flat roofed garage.
Location : 10 Gorsey Lane Mawdesley Ormskirk L40 3TF
Applicant: Mr & Mrs Ken Alty 10 Gorsey Lane Mawdesley Nr Chorley Lancashire L40 3TF

Plan Ref 09/00409/FUL **Date Received** 28.05.2009 **Decision** Permit Full Planning Permission
Ward: Euxton North **Date Decided** 21.07.2009

Proposal : Single storey side extension, replacement of flat roof to existing garage /porch with new pitched roof to match main house. Change of use of garage to habitable room
Location : 53 Firbank Euxton Chorley PR7 6HP
Applicant: Mr & Mrs P Skentlebery 53 Firbank Euxton Chorley Lancashire PR7 6HP

Plan Ref 09/00410/FUL **Date Received** 29.05.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 09.07.2009
West

Proposal : Change of use to hospital car park for temporary 3 year period
Location : Northolme Private Nursing Home 67 Preston Road Chorley Lancashire PR7 1PL
Applicant: Mr Martin Vince Lancashire Teaching Hospitals NHS Foundation Trust Royal Preston Hospital Sharoe Green Lane Fulwood Preston Lancashire PR2 9HT

Plan Ref 09/00411/FUL **Date Received** 29.05.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 04.08.2009

Proposal : Two storey side and single storey rear extension
Location : 92 Preston Road Coppull Lancashire PR7 5DW
Applicant: Mr Jason Roden 92 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 09/00413/FUL **Date Received** 29.05.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 31.07.2009

Proposal : Sub-division of existing dwelling to form 2 dwellings, including demolition of link & external alterations
Location : Sumners Moss Farm Carr Lane Croston Leyland PR26 9JS
Applicant: Quantil Farms Ltd Robinsons Farm Cranes Lane Lathom Ormskirk L40 5UJ

Plan Ref 09/00418/FUL **Date Received** 29.05.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 31.07.2009
West

Proposal : Single storey extension and three external canopies
Location : St Marys Roman Catholic Primary School Hornchurch Drive Chorley PR7 2RJ
Applicant: School Govenors St Mary's Catholic Primary School Hornchurch Drive Chorley

Plan Ref 09/00415/FUL **Date Received** 01.06.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 21.07.2009

Proposal : Single storey extension to rear
Location : 2 Osprey Close Heapey Chorley PR6 9BN
Applicant: Mr Steve Silvester 2 Osprey Close Heapey Chorley PR6 9BN

Plan Ref 09/00416/FUL **Date Received** 01.06.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 29.07.2009

Proposal : Two storey rear extension

Location : Logwood Mill Farm Brinscall Mill Road Wheelton Chorley PR6 8TD

Applicant: Mr John Shacklady Logwood Mill Farm Brinscall Mill Road Wheelton Chorley

Plan Ref 09/00417/FUL **Date Received** 01.06.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 21.07.2009

Proposal : Conversion of agricultural barn to single dwelling house

Location : Moorhouse Farm Barn Coppull Moor Lane Coppull Chorley PR7 5JA

Applicant: J & B Woodcock & Sons Yew Tree House Farm Coppull Hall Lane Coppull Chorley PR7 4LR

Plan Ref 09/00419/FUL **Date Received** 01.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 21.07.2009

Proposal : Proposed conservatory to the side

Location : 19 Bagganley Lane Chorley Lancashire PR6 0EA

Applicant: Mr A Hunt 19 Bagganley Lane Chorley Lancashire PR6 0EA

Plan Ref 09/00421/FUL **Date Received** 02.06.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 21.07.2009

Proposal : Erection of two storey side and single storey rear extensions, including rear balcony / terrace. Erection of two storey front extension, front porch, external alterations and re-skimming of property (amendments to planning permission 07/01307/FUL)

Location : 132 South Road Bretherton Leyland PR26 9AH

Applicant: Mr Keith & Mrs Janet Blezard 132 South Road Bretherton Leyland PR26 9AH

Plan Ref 09/00422/FUL **Date Received** 02.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 21.07.2009

Proposal : Second storey side extension

Location : 9 Cottage Fields Chorley PR7 3QE

Applicant: Ms Sonia Taylor & Mr Daniel Green 9 Cottage Fields Chorley PR7 3QE

Plan Ref 09/00425/FUL **Date Received** 03.06.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 21.07.2009

Proposal : Extension over existing garage to create first floor bedroom with E/S. Existing garage to be converted to Utility room and sitting room and a new front porch to front the property.

Location : 1 Lonsdale Drive Croston Leyland PR26 9SA

Applicant: Mr Shaun Banks 1 Lonsdale Drive Croston Leyland PR26 9SA

Plan Ref 09/00427/FUL **Date Received** 03.06.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.07.2009

Proposal : First floor side extension

Location : 58 Sutton Lane Adlington Chorley PR6 9SP

Applicant: Mr S Graves 58 Sutton Lane Adlington Chorley Lancs PR6 9SP

Plan Ref 09/00428/FUL **Date Received** 03.06.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 29.07.2009

Proposal : Proposed single storey lean to extension to existing workshops to provide secure storage for machinery used in the upkeep of the fishery and its grounds.

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

Applicant: Mr Frederick Mitchel Stoat Hall Fish Ponds Back Lane Bretherton Lancashire

Plan Ref 09/00431/FUL **Date Received** 04.06.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 29.07.2009

Proposal : Proposed extension to curtilage and erection of boundary wall and fence

Location : 78 Mile Stone Meadow Euxton Chorley Lancashire PR7 6FD

Applicant: Mr Paul Ellis 78 Mile Stone Meadow Euxton Chorley Lancashire PR7 6FD

Plan Ref 09/00433/FUL **Date Received** 04.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.07.2009

Proposal : Two storey extension with glazed link & new detached garage

Location : Sibbering Farmhouse Dawson Lane Whittle-Le-Woods Chorley PR6 7DT

Applicant: Mr & Mrs Peter Love 12 Yew Tree Grove Lostock Hall Preston PR5 5NP

Plan Ref 09/00434/FUL **Date Received** 04.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 22.07.2009

Proposal : Proposed Stable Block/Outbuilding
Location : Sibbering Farmhouse Dawson Lane Whittle-Le-Woods Chorley PR6 7DT
Applicant: Mr & Mrs Peter Love 12 Yew Tree Grove Lostock Hall Preston PR5 5NP

Plan Ref 09/00436/LBC **Date Received** 04.06.2009 **Decision** Grant Listed Building Consent

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 22.07.2009

Proposal : Listed building consent for two storey extension with glazed link and internal and external refurbishment.
Location : Sibbering Farmhouse Dawson Lane Whittle-Le-Woods Chorley PR6 7DT
Applicant: Mr & Mrs Peter Love 12 Yew Tree Grove Lostock Hall Preston PR5 5NP

Plan Ref 09/00442/NLA **Date Received** 04.06.2009 **Decision** Object to NLA consultation

Ward: **Date Decided** 20.07.2009

Proposal : Extension to existing Tesco Extra store with new entrance; mezzanine to provide sales floorspace (5074 sqm), cafe and offices; and alterations to car park and internal access.
Location : Tesco Superstore Mansell Way Horwich Bolton Lancashire BL6 6JS
Applicant: Tesco Store Ltd

Plan Ref 09/00446/FUL **Date Received** 10.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 04.08.2009

Proposal : Erection of a first floor dormer to the rear
Location : 124 Collingwood Road Chorley Lancashire PR7 2QE
Applicant: Mr Meadow 124 Collingwood Road Chorley Lancashire PR7 2QE

Plan Ref 09/00450/FUL **Date Received** 10.06.2009 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 04.08.2009

Proposal : Deletion of conditions 4 & 6 of permission 97/00095/COU
Location : Ground Floor Flat 53 Mayfield Road Chorley PR6 0DG
Applicant: Mr Andrew Mawdesley THOS Mawdesley Ltd 1 Towngate Works Dark Lane Mawdesley Ormskirk L40 2QU

Plan Ref 09/00474/CTY **Date Received** 18.06.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Eccleston And Mawdesley **Date Decided** 16.07.2009

Proposal : Extensions and alteration to existing school car park
Location : Eccleston County Primary School Doctors Lane Eccleston Chorley PR7 5RA
Applicant: Lancashire County Council

Plan Ref 09/00538/AGR **Date Received** 07.07.2009 **Decision** Grant Agricultural Prior Notification

Ward: Chisnall **Date Decided** 31.07.2009

Proposal : Replacement agricultural storage building
Location : Coppull Moor Farm 244 Preston Road Coppull Chorley Lancashire
Applicant: Mr David Staveley Coppull Moor Farm 244 Preston Road Coppull Chorley
