

Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 15th September
2009**

In the Council Chamber, Town Hall, Chorley

At 7.00 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.

4 September 2009

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 15TH SEPTEMBER 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, 15th September 2009 at 7.00 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 - 16)**

To confirm the minutes of the Development Control Committee meeting that was held on 18 August 2009.

4. **Presentation on the Scheme of Delegation**

Paul Whittingham, Development Control Team Leader will deliver a presentation on the Scheme of Delegation.

5. **Planning applications awaiting decision**

Please note that there are no applications to be considered at this meeting.

6. **Planning Appeals Notification Report (Pages 17 - 20)**

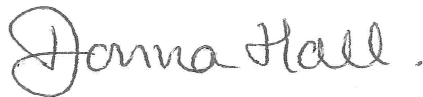
Report of Corporate Director (Business) (enclosed)

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 18 August 2009 (Pages 21 - 22)
Table (enclosed)
 - (b) Planning applications delegated on 2 September 2009 (Pages 23 - 24)
Table (enclosed)
8. **Delegated decisions determined by the Corporate Director (Business) (Pages 25 - 40)**

Schedule of applications determined between 5 August and 31 August 2009 (enclosed).
9. **Town and Country Planning Act 1990 - Section 257 Chorley Borough Council (Public Footpath No. 5, Adlington) Public Path Stopping Up Order 2008 (Pages 41 - 46)**

To seek confirmation of the Chorley Borough Council (Public Footpath No. 5, Adlington) Stopping Up Order 2008 (enclosed).
10. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
Democratic and Member Services Officer
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Distribution

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

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

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

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Development Control Committee**Tuesday, 18 August 2009**

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

Officers: Jane Meek (Corporate Director (Business)), Chris Moister (Legal Services Manager), Paul Whittingham (Development Control Manager) and Cathryn Barrett (Democratic and Member Services Officer)

09.DC.64 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mike Devaney.

09.DC.65 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, Councillor Ralph Snape, declared a prejudicial interest in relation to the enforcement report – 39 Highfield Road South.

09.DC.66 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee meeting held on 21 July 2009 be held as a correct record for signing by the Chair.

09.DC.67 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted ten 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) 09/00437/COU - Land 65m South of Olde Stoneheath Court (bounded by M61 and Hut Lane) Hut Lane, Heath Charnock

(The Committee received representation from Ward Councillor Pat Case on the proposals)

(The Committee received representation from an objector to the proposals and the applicant in support of the proposals)

Application no: 09/00437/COU
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

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Ralph Snape, and was subsequently **RESOLVED to refuse full planning permission for the following 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 consideration 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.

4. The development is located in open countryside on land which under the sustainable development approach and locational requirements outlined in PPS1 and PPS7 and the sequential test outlined in RSS Policy DP4 should only be considered for development after land (well served by public transport) within and adjacent to urban transport has been developed. The development is therefore contrary to PPS1, PPS7, RSS Policy DP4 and Policy PS14 of the Chorley Local Plan and Policy 29 of the Joint Lancashire Structure Plan, which seek to resist development in the open countryside.

It was further proposed by Councillor Harold Heaton, seconded by Councillor Geoffrey Russell, and was subsequently **RESOLVED to delegate to the Chair and Corporate Director of Business the authority to issue an appropriate enforcement notice in consultation with the Corporate Director of Governance.**

(b) 09/00392/FULMAJ - 202 Chorley Old Road, Whittle-le-Woods

(The Committee heard representations from the ward representative Councillor Greg Morgan on the proposals)

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

Application no: 09/00392/FULMAJ

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

Decision:

It was proposed by Councillor Kenneth Ball, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to refuse full planning permission for the following reasons:**

1. The proposed development, by virtue of the sitting, 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 reinforced 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/Resources 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/Resources 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 Plot 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 cartilage 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 Street.

(c) 09/00507/OUT - Land 35m West of 19 Bannister Lane, Eccleston

(The Committee heard representations from the ward representative Councillor Kevin Joyce on the proposals)

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

Application no: 09/00507/OUT
 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
 Decision:

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

An amendment to the motion was proposed by Councillor Alister Bradley, seconded by Councillor Keith Iddon, and subsequently **RESOLVED to refuse planning permission on the grounds:**

1. 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 dormer bungalows. 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 integrates with the compliment the neighbouring buildings and local area in terms of scale, density, layout and access.

(d) 08/01250/FUL - 243, Southport Road, Ulnes Walton

Application no: 08/01250/FUL
 Proposal: Erection of 1.8m high brick wall with pillars and steel railings
 Location: 243, Southport Road, Ulnes Walton
 Decision:

It was proposed by Councillor Kenneth Ball, seconded by Councillor Mick Muncaster, and subsequently **RESOLVED to refuse full planning permission for the following reason.**

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.

It was further proposed by Councillor Harold Heaton, seconded by Councillor Geoffrey Russell, and was subsequently **RESOLVED to delegate to the Chair and Corporate Director of Business the authority to issue an appropriate enforcement notice in consultation with the Corporate Director of Governance.**

(e) **09/00404/OUTMAJ - Fire Training Centre, Washington Hall, Washington Lane, Euxton, Chorley**

Application no: 09/00404/OUTMAJ
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, Chorley

Decision:
It was proposed by Councillor Dennis Edgerly, seconded by Councillor Julia Berry, and subsequently **RESOLVED to grant outline planning permission subject to the following 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 27 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.

(f) **09/00441/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley**

Application no 09/00441/FULMAJ
 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

Decision:
 It was proposed by Councillor Dennis Edgerly, seconded by Councillor Alistair Bradley, and subsequently **RESOLVED to grant full planning permission subject to the Section 106 Agreement signed by 7 September 2009 and the following conditions:**

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

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

2. The development hereby permitted shall 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 excavation 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 and 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 had 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 garage 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.

(g) 09/00449/REMMAJ - Land Parcel H6, Lancashire Drive, Buckshaw Village, Lancashire

Application no: 09/00449/REMMAJ
 Proposal: Reserved matters application for the erection of 227 dwellings with associated garages, roads, sewers and parking spaces for Parcels H6, I (Phase 1) and I (Phase 2). Including a part amendment to the road layout previously approved as part of reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ

Location: Land Parcel H6, Lancashire Drive, Buckshaw Village, Lancashire

Decision:
 It was proposed by Councillor David Dickinson, seconded by Councillor Keith Iddon, and subsequently **RESOLVED to grant approved reserved matters planning permission subject to conditions:**

1. The proposed development must be begun no 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 and approved in writing by the Local Planning Authority. No dwellings 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 completion 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 occupation 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 for 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 interest 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 ensure 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 and 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 interest 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 many 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.

15. Notwithstanding the submitted details the reserved matters approval hereby granted does not apply to plots 892, 920-922 and 810-816.

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

16. Notwithstanding the submitted details the development hereby permitted shall not commence until full details of the highway layout, which is capable of being adopted as part of the Section 38 Agreement, have been submitted to and approved in writing by the Local Planning Authority. The highway layout thereafter shall be constructed in accordance with the approved details.

Reasons: In the interests of highway design and safety and in the interest of achieving an acceptable housing and highway layout. In accordance with guidance contained in Planning Policy Statement 1 and Manual for Streets.

(h) 09/00461/FUL - Land 10m South West of 14 Saville Street, Chorley

(Councillor Ken Ball left the meeting)

Application no: 09/00461/FUL
 Proposal: Erection of three town houses
 Location: Land 10m South West of 14 Saville Street, Chorley
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Ralph Snape, and subsequently **RESOLVED to grant planning permission subject to Legal Agreement and 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 show 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 uses 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), of 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 season 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

6. The development hereby permitted shall not commence until full details of the colour form and texture of all 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.

7. No development shall take place until a scheme of landscaping had 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 interest of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

(i) 09/00463/FUL - Lilac Mount, 704 Preston Road, Clayton-le-Woods

(Councillor Julia Berry left the meeting)

Application no: 09/00463/FUL
 Proposal: Erection of 3 detached bungalows and associated access
 Location: Lilac Mount, 704, Preston Road. Clayton-Le-Woods
 Decision:

It was proposed by Councillor Dennis Edgerly, seconded by Councillor Keith Iddon, and subsequently **RESOLVED to grant full planning permission subject to a Legal Agreement and the following conditions:**

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

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

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

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

3. 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 the part of the service road which provides access to it from the public highway had been constructed in accordance with the approval 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 exit 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 had 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 of landform.

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

(j) 09/00541/FUL - 4, Ewell Close, Chorley

Application no: 09/00541/FUL

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

Location: 4, Ewell Close, Chorley

Decision:

Application withdrawn.

09.DC.68 ENFORCEMENT REPORT - 39 HIGHFIELD ROAD SOUTH

(Councillor Ralph Snape declared a prejudicial interest and left the meeting)

The Corporate Director (Business) submitted a report for Members to consider whether it is expedient to take enforcement action in respect of the replacement garage with hipped roof, front porch and single storey rear extension 39 Highfield Road South, Chorley.

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 from those shown on the approved plan.

It was proposed by Councillor Keith Iddon, seconded by Councillor Henry Counce, and subsequently **RESOLVED – That it is not considered expedient to pursue enforcement action.**

09.DC.69 PLANNING APPEALS NOTIFICATION REPORT

(Councillor Ralph Snape returned to the meeting)

The Corporate Director (Business) submitted a report giving notification of two planning appeals that had been lodged against the refusal of planning permission.

RESOLVED – That the note be reported.

09.DC.70 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 5 application 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 17 July, 21 July and 5 August 2009.

RESOLVED – That the tables be noted.

09.DC.71 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 9 July and 4 August 2009.

RESOLVED – That the schedule be noted.

Chair

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	15-09-2009

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 4 August and 31 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

- None

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- Appeal by Mr Peter Schickhoff-Brown against the Development Control Committee's decision to refuse planning permission, against officer recommendation, for the demolition of existing bungalow, workshop and garage and the erection of 10 No. two bed apartments at Crow Nest Cottage, Tarnbeck Drive, Mawdesley (Application No. 08/00728/FULMAJ). The application for full award of costs against Chorley Borough Council has also been allowed.

PLANNING APPEALS WITHDRAWN

7. None

ENFORCEMENT APPEALS LODGED

8. None

ENFORCEMENT APPEALS DISMISSED

9. None

ENFORCEMENT APPEALS ALLOWED

10. None

ENFORCEMENT APPEALS WITHDRAWN

11. None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 12. Planning permission granted for extensions and alterations to existing school car park to provide improved layout at Eccleston Primary School, Doctors Lane, Eccleston (Application No. 09/00474/CTY).
- 13. Planning permission granted for the erection of steel framed canopy at Eccleston Primary School, Doctors Lane, Eccleston (Application No. 09/00570/CTY).

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	02/09/2009	

Background Papers			
Document	Date	File	Place of Inspection

6	Letter from the Planning Inspectorate	04/08/09	08/00728/FULMAJ	Civic Offices, Union Street, Chorley or on line at www.chorley.gov.uk/planning
12	Copy decision from Lancashire CC	10/08/09	09/00474/CTY	
13	“	19/08/09	09/00570/CTY	

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	15.09.2009

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 18 AUGUST 2009

Application No.	Recommendation	Location	Proposal
09/00520/FUL	Permit Full Planning Permission	Formerly Sunday School Chapel Lane Hoghton	Installation of an underground sewage treatment plant and associated infrastructure at rear of the graveyard to serve occupants of former Sunday School.

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	15.09.2009

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 2 SEPTEMBER 2009.

Application No.	Recommendation	Location	Proposal
09/00475/FUL	Permit Full Planning Permission	Gouldings Farm Barn Hall Lane Mawdesley L40 2QY	Demolition of existing house and erection of a replacement dwelling
09/00584/FUL	Permit (Subject to Legal Agreement)	Land 15m North West Of 57 Gorse Lane Mawdesley Lancashire	Erection of 3 bedroom detached dormer bungalow with integral garage

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	15/09/2009

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

Between 5 August and 31 August 2009

Plan Ref 09/00362/FUL **Date Received** 12.05.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.08.2009

Proposal : Creation of new entrance and insertion of windows at first floor level to front elevation
Location : Fairport Developments Unit 18 Adlington South Business Park Huyton Road Adlington
Applicant: Mr D Nelson House Angels Property Service Unit 18 Addlington South Business Village

Plan Ref 09/00378/TPO **Date Received** 18.05.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 12.08.2009

Proposal : Felling of Oak tree covered by TO1 (Euxton) 1971
Location : 39 Firbank Euxton Chorley PR7 6HP
Applicant: Mr Trevor Wallbank 39 Firbank Euxton Chorley PR7 6HP

Plan Ref 09/00406/FULMAJ **Date Received** 27.05.2009 **Decision** Refuse Full Planning Permission

Ward: Euxton North **Date Decided** 27.08.2009

Proposal : Erection of hen cabin
Location : Altcar Farm Altcar Lane Euxton Leyland PR25 1LE
Applicant: Mr J Coulthurst Altcar Farm Altcar Lane Leyland PR25 1LE

Plan Ref 09/00414/TPO **Date Received** 01.06.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 10.08.2009

Proposal : Pruning of 2 trees at 37A/39 Fieldside Ave, Euxton
Location : 39 Fieldside Avenue Euxton Chorley PR7 6JF
Applicant: Mrs Janet Anders 39 Fieldside Avenue Euxton Chorley PR7 6JF

Plan Ref 09/00420/FUL **Date Received** 02.06.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 05.08.2009

Proposal : Proposed single storey extension, and alterations to outbuilding, including driveway adaptations.
Location : Glover House Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT
Applicant: Mr & Mrs William Morrissey Glover House Farm, Ulnes Walton Lane, Leyland Lancashire PR26 8LT

Plan Ref 09/00423/FUL **Date Received** 02.06.2009 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.08.2009

Proposal : Erection of a two storey side extension
Location : Coppull Brow Farm Wigan Lane Coppull PR7 4BN
Applicant: Mr Gary Tyrer Coppull Brow Farm Wigan Lane Coppull PR7 4BN

Plan Ref 09/00443/FUL **Date Received** 09.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 18.08.2009

Proposal : Erection of a two storey side and rear extension and conservatory to rear (amendment to previous approval 06/00276/FUL)
Location : 55 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT
Applicant: Mrs Elizabeth Smith 55 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Plan Ref 09/00444/FUL **Date Received** 10.06.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 07.08.2009

Proposal : Erection of a single storey rear extension and a bay window to the front elevation
Location : 35 The Cherries Euxton Chorley Lancashire PR7 6NG
Applicant: Mrs A Walker 35 The Cherries Euxton Chorley Lancashire PR7 6NG

Plan Ref 09/00447/FUL **Date Received** 10.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 13.08.2009

Proposal : Erection of a free-standing canopy, area of hard standing and retaining wall.
Location : Sacred Heart Roman Catholic Primary School Brooke Street Chorley PR6 0LB
Applicant: Sacred Heart RC Primary School Sacred Heart RC Primary School Chorley Lancashire PR6 0LB

Plan Ref 09/00448/FUL **Date Received** 11.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 12.08.2009

Proposal : Erection of a single storey rear/side conservatory
Location : 7 Kent Drive Clayton-Le-Woods Leyland PR25 5SR
Applicant: Mr & Mrs J Jones 7 Kent Drive Clayton-Le-Woods Leyland PR25 5SR

Plan Ref 09/00453/TPO **Date Received** 11.06.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 20.08.2009

Proposal : Pruning of Oak tree at Euxton Hall Hospital
Location : Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY
Applicant: Mr Jeff Thwarts Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY

Plan Ref 09/00454/TPO **Date Received** 11.06.2009 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.08.2009

Proposal : Pruning of Oak tree in Buchshaw Village Area G4 North
Location : Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods
Applicant: Mr Peter Nightingale BAE Systems Properties Ltd Warwick House PO Box 87 Farnborough Aerospace Centre Farnborough Hants GU14 6YU

Plan Ref 09/00456/FUL **Date Received** 12.06.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 10.08.2009

Proposal : Amendment to approved house type on plot 8 to incorporate side conservatory
Location : Land Adjacent Springside Farm Plot 8 Moss Lane Whittle-Le-Woods Lancashire
Applicant: Wain Homes NW Ltd Cedarwood 2 Kelvin Close Birchwood Warrington WA3 7PB

Plan Ref 09/00457/FUL **Date Received** 12.06.2009 **Decision** Permit retrospective planning permission

Ward: Wheelton And Withnell **Date Decided** 26.08.2009

Proposal : Erection of timber stables
Location : Lane Side Farm Brown House Lane Higher Wheelton Lancashire
Applicant: Mrs Rosemary Robinson 58 Carleton Road Chorley PR6 8UB

Plan Ref 09/00458/FUL **Date Received** 15.06.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 28.08.2009

Proposal : Dropped kerb to allow new vehicular access
Location : 395 Blackburn Road Higher Wheelton Chorley Lancashire PR6 8HY
Applicant: Mr Michael Hurley 395 Blackburn Road Higher Wheelton Chorley Lancashire PR6 8HY

Plan Ref 09/00459/FUL **Date Received** 15.06.2009 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 06.08.2009

Proposal : Detached double garage
Location : Sibberings Brow Farm Preston Road Charnock Richard Chorley Lancashire
Applicant: Mr Bytheway Sibberings Brow Farm Preston Road Charnock Richard Chorley Lancashire PR7 5JP

Plan Ref 09/00460/FUL **Date Received** 15.06.2009 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 10.08.2009

Proposal : Raising of roof by 1m and insertion of dormers and erection of porch to front
Location : 5 Spinney Close Whittle-Le-Woods Chorley PR6 7PW
Applicant: Mr Shergun Akinpelu 5 Spinney Close Whittle-Le-Woods Chorley PR6 7PW

Plan Ref 09/00462/FUL **Date Received** 15.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 06.08.2009

Proposal : Demolition of existing detached garage and erection of a single storey side extension and single storey rear extension
Location : 24 Kirkstall Road Chorley PR7 3JR
Applicant: Mr & Mrs Smith 24 Kirkstall Road Chorley PR7 3JR

Plan Ref 09/00464/FUL **Date Received** 15.06.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 06.08.2009

Proposal : Single storey side/rear extension
Location : 38 Parke Road Brinscall Chorley PR6 8QB
Applicant: Mr Lee Vickery 38 Parke Road Brinscall Chorley PR6 8QB

Plan Ref 09/00465/FUL **Date Received** 16.06.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 06.08.2009

Proposal : Erection of 1 four bedroom detached house
Location : Land 10m South West Of 320 Spendmore Lane Coppull
Applicant: Mr David Marsh Damar Developments 15 Harold St Aspull Wigan WN2 1YU

Plan Ref 09/00467/FUL **Date Received** 16.06.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.08.2009

Proposal : Erection of a single storey rear extension, single storey front extension and a conversion of existing garage to create additional living accommodation
Location : 15 Anchor Fields Eccleston Chorley PR7 5UW
Applicant: Mr Rob Girling 15 Anchor Fields Eccleston Chorley PR7 5UW

Plan Ref 09/00468/FUL **Date Received** 16.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 05.08.2009

Proposal : Two storey extension to side
Location : 109 Lancaster Lane Leyland PR25 5SP
Applicant: Mr S Edwards 109 Lancaster Lane Leyland Chorley PR25 5SP

Plan Ref 09/00469/FUL **Date Received** 17.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 12.08.2009

Proposal : Garden fence
Location : 25 Pennine Road Chorley PR6 0AW
Applicant: Mr Lee Clitheroe 25 Pennine Road Chorley PR6 0AW

Plan Ref 09/00476/FUL **Date Received** 18.06.2009 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 17.08.2009

Proposal : Rear extension to form disabled persons bedroom and a pitched roof over existing rear sun lounge

Location : 19 Birchwood Drive Coppull Chorley PR7 4NU

Applicant: Mr R PEACE 19 BIRCHWOOD DRIVE COPPULL PR7 4NU

Plan Ref 09/00478/FUL **Date Received** 18.06.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 27.08.2009

Proposal : Two storey side extension

Location : 9 Farm Avenue Adlington Chorley PR6 9ND

Applicant: Mr Shaun Trelfall 9 Farm Avenue Adlington Chorley PR6 9ND

Plan Ref 09/00479/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 13.08.2009

Proposal : Display of 4 non-illuminated signs on the roundabout

Location : Roundabout At Junction Of Bengal Street And Hollinshead Street Bengal Street Chorley Lancashire

Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00480/ADV **Date Received** 18.06.2009 **Decision** Refuse advertising consent

Ward: Brindle And Hoghton **Date Decided** 13.08.2009

Proposal : Display of 6 non-illuminated signs on the roundabout

Location : Roundabout At Junction Of Bolton Road And M65 Bolton Road Withnell Lancashire

Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00481/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 13.08.2009

Proposal : Display of 3 non-illuminated signs on the roundabout

Location : Roundabout At Junction Of Clifford Street And Sheperds Way Clifford Street Chorley Lancashire

Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00482/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent
Ward: Chorley South **Date Decided** 13.08.2009
West

Proposal : Display of 4 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Coppull Road And Lower Burgh Way Coppull Road Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00483/ADV **Date Received** 18.06.2009 **Decision** Refuse advertising consent
Ward: Chorley South **Date Decided** 13.08.2009
West

Proposal : Display of 3 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Yarrow Link Road And Burgh Wood Way Yarrow Valley Way Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00484/ADV **Date Received** 18.06.2009 **Decision** Refuse advertising consent
Ward: Chorley South **Date Decided** 13.08.2009
West

Proposal : Display of 3 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Yarrow Valley Way And Nightingale Way Yarrow Valley Way Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00485/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent
Ward: **Date Decided** 13.08.2009

Proposal : Display of 3 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Harpers Lane And Eaves Lane Harpers Lane Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00486/ADV **Date Received** 18.06.2009 **Decision** Refuse advertising consent

Ward: Chorley South West **Date Decided** 13.08.2009

Proposal : Display of 4 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Cottage Fields And Lower Burgh Way Lower Burgh Way Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00488/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent

Ward: **Date Decided** 13.08.2009

Proposal : Display of three non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Millennium Way And Botany Bay Millennium Way Whittle-Le-Woods Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00489/ADV **Date Received** 18.06.2009 **Decision** Refuse advertising consent

Ward: **Date Decided** 13.08.2009

Proposal : Display of four non-illuminated signs on the roundabout
Location : Roundabout At M61 Junction 8 Millennium Way Whittle-Le-Woods Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00490/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 13.08.2009

Proposal : Display of four non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Pall Mall And Bolton Street Pall Mall Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00491/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent

Ward: **Date Decided** 13.08.2009

Proposal : Display of three non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Preston Street And North Street Preston Street Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliff House Chevalier Road Felixstowe Suffolk JP11 7EJ

Plan Ref 09/00497/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent
Ward: **Date Decided** 13.08.2009

Proposal : Display of 4 non-illuminated signs on the roundabout
Location : Hartwood Roundabout At Junction Of Preston Road And Millennium Way Preston Road Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00498/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent
Ward: Chorley North **Date Decided** 13.08.2009
West

Proposal : Display of 3 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Preston Road And Euxton Lane Preston Road Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00499/ADV **Date Received** 18.06.2009 **Decision** Advertising Consent
Ward: Chorley North **Date Decided** 13.08.2009
West

Proposal : Display of 4 non-illuminated signs on the roundabout
Location : Roundabout At Junction Of Yarrow Valley Way And Ackhurst Road Yarrow Valley Way Chorley Lancashire
Applicant: Mrs Jan Butcher Marketing Force Ltd Suite 1B Cliffe House Chevalier Road Felixstowe JP11 7EJ

Plan Ref 09/00500/FUL **Date Received** 19.06.2009 **Decision** Permit Full Planning Permission
Ward: Eccleston And **Date Decided** 17.08.2009
Mawdesley

Proposal : Erection of a two storey building comprising 2 apartments at first floor and 2 workshops at ground floor
Location : Land To The East Of Blacksmith Barn Hall Lane Mawdesley
Applicant: T Mawdsley Blacksmith Barn Thomas Mawdsley Building Contractors Towngate Works Dark Lane Mawdesley Ormskirk Lancashire L40 2QU

Plan Ref 09/00502/FUL **Date Received** 22.06.2009 **Decision** Permit Full Planning Permission
Ward: Chorley North **Date Decided** 05.08.2009
West

Proposal : Construction of replacement garage and utility room with canopy
Location : 32 Millfield Road Chorley PR7 1RE
Applicant: Mr & Mrs G Massey 32 Millfield Road Chorley PR7 1RE

Plan Ref 09/00503/FUL **Date Received** 22.06.2009 **Decision** Refuse Full Planning Permission

Ward: Pennine **Date Decided** 06.08.2009

Proposal : Demolition of existing porch and garage and construction of replacement porch, garage and link extension
Location : 2 Warth Cottages Coppice Lane Heapey Lancashire PR6 9DB
Applicant: Mr & Mrs A Tomlinson 2 Warth Cottages Coppice Lane Heapey Lancashire PR6 9DB

Plan Ref 09/00504/FUL **Date Received** 19.06.2009 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 17.08.2009

Proposal : Kitchen/dining extension and pitched roof over existing garage
Location : 22 Queensway Euxton Chorley PR7 6PW
Applicant: Mr A Corlett 22 Queensway Euxton Chorley PR7 6PW

Plan Ref 09/00506/FUL **Date Received** 23.06.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 18.08.2009

Proposal : Provision of balcony at second floor level to the north facing elevation
Location : Higher Mill Viaduct Road Hoghton Preston PR5 0SE
Applicant: Mr Adrian Mathias Higher Mill Viaduct Road Hoghton Preston PR5 0SE

Plan Ref 09/00511/ADV **Date Received** 25.06.2009 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 27.08.2009

Proposal : Display of 2 no. non-illuminated fascia signs to Bolton Street and Standish Street to replace 2 no. existing fascia signs
Location : Elim Pentecostal Church 33 - 45 Bolton Street Chorley Lancashire PR7 3AB
Applicant: Mrs Jennifer Lacy Livingwaters Church 3 Lordswood Close Chorley PR7 2FH

Plan Ref 09/00512/FUL **Date Received** 26.06.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 27.08.2009

Proposal : Erection of a first floor front extension
Location : Rose Cottage Kem Mill Lane Whittle-Le-Woods Chorley PR6 7EA
Applicant: Mr Greg Bolan Rose Cottage Kem Mill Lane Whittle-Le-Woods Chorley PR6 7EA

Plan Ref 09/00515/FUL **Date Received** 26.06.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 18.08.2009

Proposal : Proposed two storey rear extension
Location : 48 Westhoughton Road Adlington Chorley PR7 4ET
Applicant: Mr & Mrs SMITH 48 Westhoughton Road Adlington Chorley PR7 4ET

Plan Ref 09/00518/FUL **Date Received** 29.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 07.08.2009

Proposal : Installation of three velux windows in the side elevation to serve the loft conversion
Location : 13 Stonyhurst Chorley Lancashire PR7 3NR
Applicant: Ms Anne Calderbank 31 The Cedars Eaves Green Chorley Lancashire PR7 3RJ United Kingdom

Plan Ref 09/00519/FUL **Date Received** 29.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 24.08.2009

Proposal : Proposed single storey side/rear extension
Location : 9 Maplewood Close Chorley Lancashire PR7 3BZ
Applicant: Mr Keith Healey 9 Maplewood Close Chorley Lancashire PR7 3BZ

Plan Ref 09/00520/FUL **Date Received** 29.06.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 24.08.2009

Proposal : Installation of an underground sewage treatment plant and associated infrastructure at rear of the graveyard to serve occupants of former Sunday School.
Location : Formerly Sunday School Chapel Lane Hoghton
Applicant: Mrs Nicola Kellett 10 Sunnybank Alma Row Hoghton PR5 4HU

Plan Ref 09/00522/FUL **Date Received** 30.06.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 20.08.2009

Proposal : Rear Conservatory
Location : 6 Balniel Close Chorley Lancashire PR7 2QP
Applicant: Mr & Mrs Livsey 6Balniel Close Chorley PR7 2QP

Plan Ref 09/00523/FUL **Date Received** 01.07.2009 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 20.08.2009

Proposal : Conservatory to rear of the property
Location : 1 Brindle Heights Brindle Chorley PR6 8YA
Applicant: Mr Strand 1 Brindle Heights Brindle Chorley PR6 8YA

Plan Ref 09/00526/COU **Date Received** 01.07.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 20.08.2009

Proposal : Change of use from Class C3 - dwelling houses to class A1/A2 - shops and Financial and Professional Services and associated works to front facade including signage
Location : 31 Harpers Lane Chorley PR6 7AB
Applicant: Mr Shulman Lee 33 Harpers Lane Chorley PR6 7AB

Plan Ref 09/00529/FUL **Date Received** 03.07.2009 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 20.08.2009

Proposal : Proposed pitched roof over garage and porch.
Location : 14 Tanyard Close Coppull Chorley PR7 5BT
Applicant: Mr & Mrs P Messenger 14 Tanyard Close Coppull Chorley PR7 5BT

Plan Ref 09/00532/FUL **Date Received** 06.07.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 28.08.2009

Proposal : Change of use to dentist surgery and new access ramp
Location : 19-21 Halliwell Street Chorley Lancashire PR7 2AL
Applicant: Mr F Reeves 38 Park Road Chorley Lancashire PR7 1QU

Plan Ref 09/00535/FUL **Date Received** 06.07.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 25.08.2009

Proposal : Demolition of single storey boiler house and construction of single storey utility room extension along with alternation to window openings to the front and gable elevations of the existing property. All associated with the creation of a ground floor bedroom and assisted bathroom for a disabled child.
Location : 10 Ewell Close Chorley PR6 8TT
Applicant: Mr Ian Dootson 6 Withnell Grove Chorley PR6 0EQ

Plan Ref 09/00536/FUL **Date Received** 07.07.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 27.08.2009

Proposal : Proposed replacement garage and extension to form garden room.
Location : 10A Juniper Croft Clayton-Le-Woods Chorley PR6 7UF
Applicant: Mr G Wilkinson 10A Juniper Croft Chorley PR6 7UF

Plan Ref 09/00537/FUL **Date Received** 07.07.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 19.08.2009

Proposal : Single storey rear conservatory
Location : 20 Aycliffe Drive Buckshaw Village Chorley Lancashire PR7 7GD
Applicant: Mrs Sarah Airey 20 Aycliffe Drive Buckshaw Village Chorley Lancashire PR7 7GD

Plan Ref 09/00542/FUL **Date Received** 08.07.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 26.08.2009

Proposal : Replacement of existing door with sliding door and security shutter, provision of signage to show opening hours and direction to main entrance
Location : Jobcentre Hamilton Road Chorley PR7 2HB
Applicant: Mr Michael Schkirpan Telereal Trillium 11th Floor West Wing St Martin's House Stanley Road Bootle L69 9BN

Plan Ref 09/00548/FUL **Date Received** 10.07.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 06.08.2009

Proposal : Erection of a garden shed, change of use of land to create garden area, erection of a boundary fence and land level changes
Location : 72 The Farthings Astley Village Chorley Lancashire PR7 1SH
Applicant: Mr John Haigh 72 The Farthings Astley Village Chorley Lancashire PR7 1SH

Plan Ref 09/00550/FUL **Date Received** 10.07.2009 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 27.08.2009

Proposal : Detached garage
Location : 1 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN
Applicant: Mr I Adamson 1 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN

Plan Ref 09/00567/AGR **Date Received** 15.07.2009 **Decision** Grant Agricultural Prior Notification

Ward: Brindle And Hoghton **Date Decided** 17.08.2009

Proposal : Erection of an agricultural storage building
Location : Denham Springs Farm Birchin Lane Brindle Lancashire PR6 8LY
Applicant: Mr John Baldwin J & P A Baldwin & Sons Denham Springs Farm Birchin Lane Brindle Lancashire PR6 8LY

Plan Ref 09/00570/CTY **Date Received** 17.07.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Eccleston And Mawdesley **Date Decided** 05.08.2009

Proposal : Erection of a steel framed canopy
Location : Eccleston County Primary School Doctors Lane Eccleston Chorley PR7 5RA
Applicant: Mrs Elizabeth Fletcher Eccleston County Primary School Doctors Lane Eccleston Chorley

Plan Ref 09/00581/AGR **Date Received** 20.07.2009 **Decision** Grant Agricultural Prior Notification

Ward: Eccleston And Mawdesley **Date Decided** 14.08.2009

Proposal : Erection of an agricultural building
Location : Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire
Applicant: J V & S H Rowland Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire L40 3SW

Plan Ref 09/00596/AGR **Date Received** 23.07.2009 **Decision** Prior App required - Agr

Ward: Lostock **Date Decided** 14.08.2009

Proposal : Proposed agricultural building
Location : Land 185m South Of 185 South Road And 190m East Of Back Lane Farm Back Lane Bretherton Lancashire
Applicant: Mr Geoffrey Smith Back Lane Farm Back Lane Bretherton Lancashire

Plan Ref 09/00600/CTY **Date Received** 27.07.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Wheelton And Withnell **Date Decided** 21.08.2009

Proposal : Construction of a single storey split roof extension to form a new children's centre, including provision of external pathway, pram store and disabled car parking space
Location : Brinscall And Withnell Athletic Club School Lane Brinscall Lancashire PR6 8PT
Applicant: Lancashire County Council PO Box 26 County Hall Preston Lancashire PR1 8RE

Plan Ref 09/00602/NLA **Date Received** 27.07.2009 **Decision** Object to NLA consultation

Ward: **Date Decided** 17.08.2009

Proposal : Extension to eastern elevation of existing warehouse to form hi bay facility 21m in height.
Location : Buckshaw Village Eastwest Link Distributor Road Central Avenue Buckshaw Village Lancashire
Applicant: Mr H Entwistle

Report of	Meeting	Date
Corporate Director of Governance	Development Control Committee	15/09/2009

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 257 CHORLEY BOROUGH COUNCIL (PUBLIC FOOTPATH NO. 5, ADLINGTON) PUBLIC PATH STOPPING UP ORDER 2008

PURPOSE OF REPORT

1. To consider confirmation of a Public Path Extinguishment Order effecting the “stopping up,” i.e. permanent extinguishment of part of Public Footpath No. 5, Adlington.

RECOMMENDATION(S)

2. That the Director of Corporate Governance be authorised to confirm as an unopposed Order the Chorley Borough Council (Public Footpath No. 5, Adlington) Public Path Stopping Up Order 2008, made pursuant to Section 257 of the Town and Country Planning Act 1990, formally authorising the “stopping up” of part of Public Footpath No. 5, Adlington, in order to permit development to be carried out in accordance with the grant of planning permission, namely the construction of a garage on land adjoining 24 Highfield Road North, Adlington, to proceed in accordance with the grant of planning permission.

REASONS FOR RECOMMENDATION(S)

3. The proposal to effect a “stopping up” of part of Public Footpath No. 5, Adlington, was approved by the General Purposes Committee on 18 October 2007, and no objections were received following publication of the proposal in the press and posting of notice on site.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. The only other alternative would have been to refuse to confirm the Order, notwithstanding the previous approval of the General Purposes Committee, the agreement of Lancashire County Council and the fact that there were no objections to the proposal by the public or any of the various statutory undertakers and other specified bodies, which with the Council is formally required to consult.

CORPORATE PRIORITIES

5. This report does not relate to any of the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the central Lancashire sub region		Improved access to public services	
Improving equality of opportunity and life chance		Develop the character and feel of Chorley as a good place to live	
Involving People in their Communities		Ensure Chorley is a performing Organisation	

BACKGROUND

6. Public Footpath No. 5 Adlington comprises two distinct lengths (1) the length running east-west from Chorley Road (A.673) through to Highfield Road North along the old carriage road known as Bradshaw Lane, and (2) the length that ran from Highfield Road North across pasture land belonging to Fairview Farm down to the level crossing on the Preston to Manchester line. The length of footpath concerned relates to (1) above.
7. The length of footpath forming the subject of the Order runs immediately adjacent to the north-facing flank frontage of No. 24 Highfield Road North. The footpath runs west from Chorley Road along a narrow track between Nos. 8 and 10 Chorley Road to emerge onto a broad tract of land, a remaining vestige of the old carriage road Bradshaw Lane. On reaching the rear (northern) boundary of 24 Croston Avenue the footpath enters a much narrower stretch bounded by the rear/side fences belonging to nos. 24 and 26 Croston Avenue and No. 24 Highfield Road North on the south, and by No. 6 Derby Place and No. 26 Highfield Road North on the north.
8. The footpath, when it reaches the north-eastern corner of 24 Highfield Road North, encounters a pinch point due to the angled alignment of the property, after which the width of the footpath once again broadens out as it runs in a westerly direction to join the back of (the adopted) footpath on Highfield Road North. The plot of land on which No. 24 stands is in the shape of a rectangle. The applicants have been granted planning permission to build a garage partly on land within the physical curtilage of the property and partly on the line of the footpath, the effect of which would be both to reduce the width of footpath available and canalise it on to a narrower line.
9. Despite the loss of the Highways Partnership, unilaterally terminated by the County Council on 30 June 2006, it still falls to the Borough Council to decide upon applications made pursuant to the Town and Country Planning Act 1990 for the diversion or extinguishment of public rights of way pursuant to the grant of planning permission. The County Council in its capacity as Highway Authority for the county, has raised no objection to the making and implementation of the Extinguishment Order. The footpath has for many years been in a generally overgrown state, indicative of its lack of use. Confirmation of the Public Path Extinguishment Order would result in the width of the footpath being reduced to something approaching one metre or so.
10. Public notice of the proposed extinguishment of the part of the footpath forming the subject of the Order – the overall route would still remain in place and available for use – was published in the press and posted on site as required by statute and formal consultations were carried out with a range of statutory undertakers (electricity, gas, telecom and water providers) and other interested parties (the Ramblers Association, the Peak & Northern Footpath Society, the Byways & Bridleways Trust, the Open Spaces Society, etc.) as again required by statute and no objection were received. Note: a holding objection submitted by the local branch of the Ramblers’ Association was withdrawn following the submission of further details to the latter.

IMPLICATIONS OF REPORT

11. This report does not have any implications in relation to the following areas:

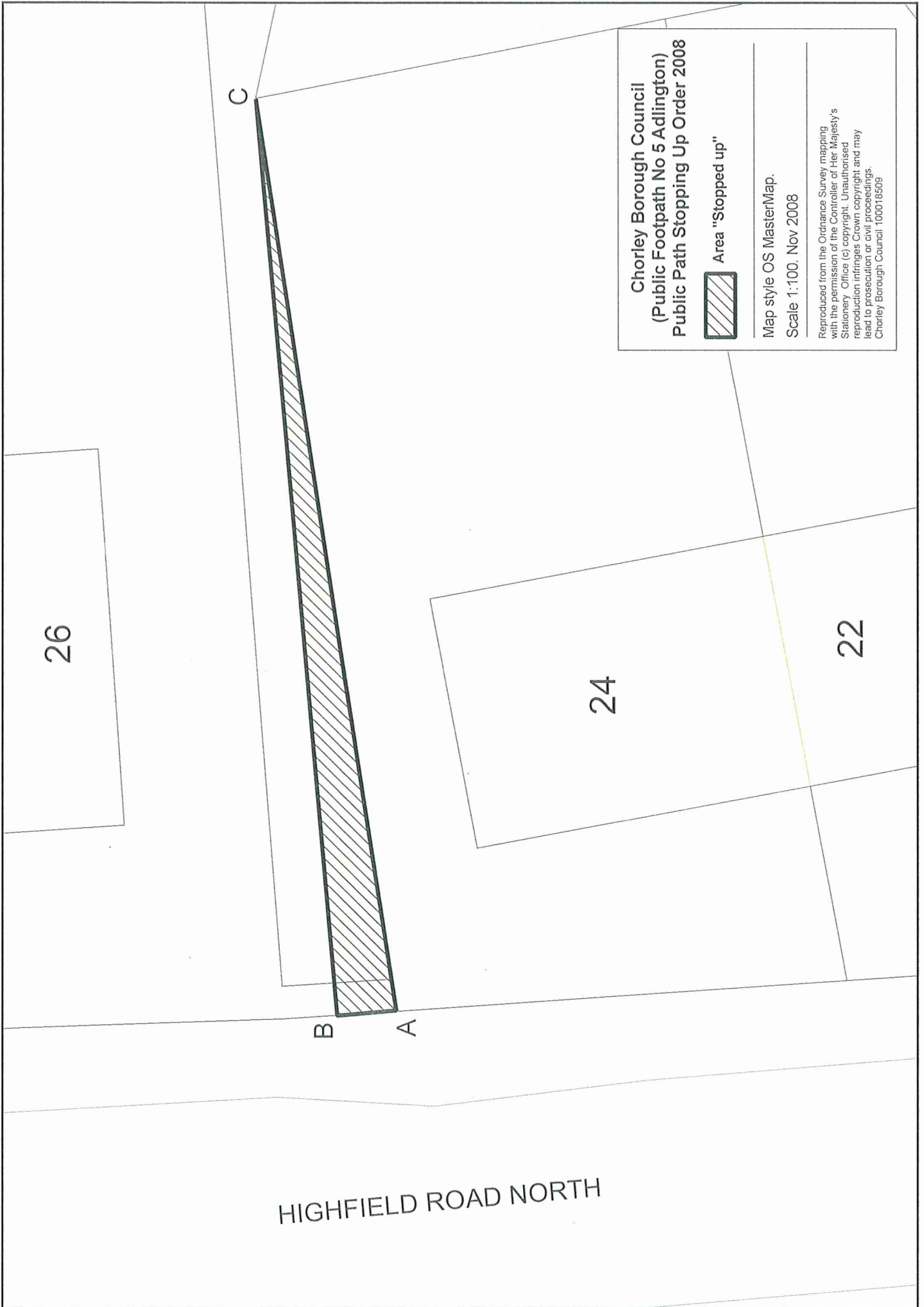
Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal			

A DOCHERTY
CORPORATE DIRECTOR OF GOVERNANCE

THERE ARE NO BACKGROUND PAPAERS TO THIS REPORT

Report Author	Ext	Date	Doc ID
G Fong	5169	1 June 2009	

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Chorley Borough Council
(Public Footpath No 5 Adlington)
Public Path Stopping Up Order 2008



Map style OS MasterMap.
Scale 1:100. Nov 2008

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Chorley Borough Council 100018509

HIGHFIELD ROAD NORTH

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