

# Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 10th November  
2009**

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



## **PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE**

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

## **ORDER OF SPEAKING AT THE MEETINGS**

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

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

2 November 2009

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 10TH NOVEMBER 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, 10th November 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 - 18)**

To confirm the minutes of the Development Control Committee meeting held on 13 October 2009 (enclosed)

4. **Planning applications awaiting decision (Pages 19 - 20)**

A table of planning applications to be determined is enclosed.

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

[http://planning.chorley.gov.uk/PublicAccess/TDC/tdc\\_home.aspx](http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx)

(a) **09/00640/FUL - 4, Ewell Close, Chorley** (Pages 21 - 36)

Report of Corporate Director (Business) (enclosed)

- (b) 09/00594/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley  
(Pages 37 - 46)  
Report of the Corporate Director (Business) (enclosed)
- (c) 09/00665/OUTMAJ - Park Mills, Deighton Road, Chorley (Pages 47 - 64)  
Report of Corporate Director (Business) (enclosed)
- (d) 09/00696/FULMAJ - Land between Waggon and Horses Public House and  
Summerfields, Chapel Lane, Coppull, Chorley (Pages 65 - 76)  
Report of Corporate Director (Business) (enclosed)
- (e) 09/00702/CB3 - Tatton Community Centre and Park, Silverdale Road, Chorley  
(Pages 77 - 80)  
Report of Corporate Director (Business) (enclosed)
- (f) 09/00703/CB3 - Nature Reserve bounded by Bury Lane and Bolton Road, Withnell  
(Pages 81 - 86)  
Report of Corporate Director (Business) (enclosed)
- (g) 09/011708/FUL - Land 15m West of 176A Wood Lane, Heskin (Pages 87 - 94)  
Report of Corporate Director (Business) (enclosed)
- (h) 09/00783/FUL - Land 65m South East of Tesco Supermarket and on the South  
side of Foxhole Road, Chorley (Pages 95 - 106)  
Report of Corporate Director (Business) (enclosed)
- (i) 09/00750/FUL - 605, Preston Road, Clayton-Le-Woods, Chorley (Pages 107 -  
116)  
Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals Notification Report (Pages 117 - 120)**

Report of Corporate Director (Business) (enclosed)

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

- (a) Planning applications delegated on 28 October 2009 (Pages 121 - 122)  
Table (enclosed)
- (b) Planning applications delegated on 13 October 2009 (Pages 123 - 124)  
Table (enclosed)

7. **Delegated Decisions determined by the Corporate Director (Business) (Pages 125 -  
138)**

Schedule of applications determined between 1 and 28 October 2009 (enclosed)

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

Yours sincerely

*Donna Hall*

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.

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

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

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

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## Development Control Committee

**Tuesday, 13 October 2009**

**Present:** Councillor Geoff Russell (Chair), Keith Iddon (Vice-Chair), Councillors Judith Boothman, Alistair Bradley, Henry Counce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, 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), Dianne Scambler (Democratic and Member Services Officer), David Stirzaker (Planning Officer) and Ian Heywood (Conservation Officer)

**Also in attendance:** Councillors Adrian Lowe (Chorley North East Ward)

### **09.DC.82 CHANGES TO THE CHAIR AND VICE CHAIR**

The Vice Chair Councillor Geoff Russell explained that he would be the Chair in the absence of Councillor Harold Heaton and that Councillor Keith Iddon would be the Vice Chair for this meeting of the Development Control Committee.

### **09.DC.83 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ken Ball, Julia Berry and Harold Heaton

### **09.DC.84 DECLARATIONS OF ANY INTERESTS**

No declarations of interest were declared.

### **09.DC.85 MINUTES**

**RESOLVED - That the minutes of the meeting of the Development Control Committee held on 15 September 2009 be held as a correct record for signing by the Chair.**

### **09.DC.86 PLANNING APPLICATIONS AWAITING DECISION**

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

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

#### **(a) 09/00640/FUL - 4, Ewell Close, Chorley**

(The Committee received representations from an objector to the proposals, the applicant’s agent and Councillor Adrian Lowe who was the Ward representative)

Application no: 09/00640/FUL  
Proposal: Demolition of existing bungalow and erection of 7 two storey detached dwellings with associated garages and infrastructure  
Location: 4 Ewell Close, Chorley  
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris France and was subsequently **RESOLVED (12:0) to defer the planning application to**

allow for the full consultation period and be brought back to this Committee for a decision.

**(b) 08/00910/OUTMAJ - Group 1, Euxton Lane, Euxton, Chorley**

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

Application no: 08/00910/OUTMAJ  
 Proposal: Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works.  
 Location: Group One, Euxton Lane, Euxton, Lancashire

Decision:

It was proposed by Councillor Mike Devaney, seconded by Councillor David Dickinson and was subsequently **RESOLVED to grant planning permission subject to a Legal Agreement and the following conditions:**

**1. Any application for approval of reserved matters (as defined in Condition 2 below) for all Phases identified on the approved Masterplan reference 895/97A must be made to the Council not later than the expiration of ten years beginning with the date of this decision notice. Each Phase or Sub-Phase (as defined in Condition 3 below) of the development shall be begun within two years of the date of the Reserved Matters Approval relating to that Phase or Sub-Phase or in the case of approval of reserved matters on different dates the date of the final approval of the last of such 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. Subject to Condition 3 (below) before any Phase of the development (as identified on the approved Master plan reference 895/97A) or a Sub-Phase of a Phase (as defined by Condition 3 (below)) hereby permitted is first commenced, full details of all reserved matters relating to that Phase or Sub-Phase (namely the appearance, layout, scale and landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority. Approval of the reserved matters shall be obtained from the Local Planning Authority in writing for each phase or Sub Phase of the development (excluding works of demolition, site remediation and archaeological investigation) is commenced, unless otherwise agreed in writing by the Local Planning Authority.**

***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***

**3. Any application for approval of reserved matters of a Sub-Phase of a Phase shall not be submitted for approval pursuant to Condition 2 (above) unless there has first been submitted to and approved in writing by the Local Planning Authority a plan showing the extent of the proposed Sub-Phase for which reserved matters are to be submitted. For the purposes of this planning permission, all references to a Sub-Phase or Sub-Phases shall be to a Sub-Phase or Sub-Phases as shown on a plan approved by the Local Planning Authority pursuant to this Condition 3.**

**4. The development hereby permitted shall be carried out in accordance with the approved Masterplan (reference 895/97A received 28th August 2009), the**



approved Building Density plan (reference 895/94 received 28<sup>th</sup> August 2009), the approved Building Heights plan (reference 895/98 received 28<sup>th</sup> August 2009), the approved Phasing Plan (reference 895/93A received 28<sup>th</sup> August 2009) and the approved Land Use Plan (reference 895/89A received 28<sup>th</sup> August 2009) unless otherwise agreed in writing by the Local Planning Authority. Additionally the development shall be carried out in accordance with the approved Development Profile by Phase dated 28<sup>th</sup> August 2009, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure an acceptable form of development for the site within the parameters of the Environmental Impact Assessment which accompanied the application.*

5. Prior to the submission of any reserved matters applications on the site pursuant to Condition 2 a Design Code shall be submitted to and approved in writing by the Local Planning Authority. This Design Code shall be produced in accordance with the Design and Access Statement dated August 2008 and the Supplementary Report to the Design and Access Statement dated January 2009. The Design Code shall include the design principles for the whole of the site and will incorporate, amongst other elements:

- The Masterplan for the site
- Specific character areas incorporating detailing design requirements
- A highway hierarchy and design considerations including the alignment of the main road through the site linking Central Avenue to the A49
- A greenspace and landscape structure
- A movement framework
- Layout considerations
- Parking and garaging
- Appropriate building and hardsurfacing materials
- Details of appropriate boundary treatments
- Lighting
- Signage and signposting
- Sustainability
- Details of the laying of services, drainage and cables
- Bin storage and rubbish collection
- Ecology and nature conservation

Each reserved matters application thereafter shall be submitted in accordance with the Approved Design Code unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a comprehensive approach to the development of this site is achieved and in the interests of the proper planning of the site. In accordance with Policy GN2 of the Adopted Chorley Borough Local Plan Review*

6. Prior to the commencement of the development and the submission of any reserved matters application pursuant to Condition 2 the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Foul and surface water drainage
- Surface water strategy including details of the attenuation ponds
- Nature conservation and enhancement works including details of the proposed ponds
- Provision and layout of public open space
- Provision of footpath and cycle links
- Existing and proposed levels
- Tree works and tree protection measures

Each and every reserved matters application shall be submitted in accordance with the approved details. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the proper and comprehensive planning of the site to create a high quality sustainable development. In accordance with Policy GN2 of the Adopted Chorley Borough Local Plan Review.***

7. Prior to the commencement of the development a Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be generally in accordance with document submitted with the application entitled The Measures to Promote Sustainable Travel prepared by Singleton Clamp & Partners. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***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.***

8. Prior to the commencement of the development a movement strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the road hierarchy through the site and the footpath/ cycle linkages through the site. The development thereafter shall be carried out in accordance with the approved movement strategy unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the proper development of the site and to promote connectivity through the site and with the adjacent/ nearby existing Villages. In accordance with Policy GN2 of the Adopted Chorley Borough Local Plan Review***

9. Prior to the commencement of the development a landscape strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the informal open space and the structure planting along the southern and western boundaries of the site. In particular the strategy shall detail the phasing of the tree removal along the southern railway boundary, details of the phasing of the replacement tree planting along the southern boundary and the type and size of trees to be planted along the southern boundary. All reserved matters application shall be submitted in accordance with the approved landscape strategy and the development thereafter shall be carried out in accordance with the approved landscape strategy unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the proper development of the site. In accordance with Policy GN2 of the Adopted Chorley Borough Local Plan Review***

10. No development shall commence until full details of the proposed footpath/cycle link underneath the bridge at the south-east corner of the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling constructed on the site shall be occupied until the footpath/ cycle link has been provided in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the proper development of the site and to promote connectivity through the site and with the adjacent Buckshaw Village. In accordance with Policy GN2 of the Adopted Chorley Borough Local Plan Review***

11. Prior to the commencement of the development a surface water drainage strategy (including a surface water attenuation strategy) shall be submitted to and approved in writing by the Local Planning Authority. The drainage of the site shall thereafter be fully implemented and completed in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.

***Reason: To enable the Local Authority to assess the effects of the proposed development on flood defence/land drainage. In accordance with Policy EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk***

12. Prior to the commencement of the development full details to measures to reduce dust and particulate matter resulting from the construction works shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall be in accordance with the submitted Environmental statement (Pages 101 and 102) which details the mitigation measures to be employed at the site during demolition and construction activities. The development thereafter shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To reduce the amount of dust and particulate matter created as a part of the development of the site, in order to minimise the air quality impacts and to provide adequate mitigation measures to reduce dust production. In accordance with Policy EP21 of the Adopted Chorley Borough Local Plan Review*

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

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy Nos. GN5, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review*

14. Samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) for each Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of that Phase or Sub-Phase. The development of each Phase or Sub-Phase shall only be carried out using the external facing materials for that Phase or Sub-Phase approved pursuant to this Condition, 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 and HS4 of the Adopted Chorley Borough Local Plan Review*

15. 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) for each Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that Phase or Sub-Phase of development. The development of that Phase or Sub-Phase shall only be carried out using the approved materials. The development shall only be carried out in conformity with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

*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.*

16. No phase or Sub-Phase of the development shall commence until a scheme detailing the on-site measures to be installed and implemented so as to reduce carbon emissions, by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot, by means of low carbon sources has been submitted to and approved in writing by the Local Planning Authority for that Phase or Sub-Phase. The submitted scheme

shall also include full details of the predicted energy use of the development expressed in terms of carbon emissions (if no data specific to the application is available benchmark data will be acceptable) and how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be fully 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 accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*

17. Each and every application for approval of Reserved Matters pursuant to Condition 2 shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The details shall include details of the proposed Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 1<sup>st</sup> January 2010 will be required to meet Code Level 3, all dwellings commenced after 1<sup>st</sup> January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1<sup>st</sup> January 2016 will be required to meet Code Level 6 of the Codes for Sustainable Homes. No Phase or Sub-Phase of the development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully 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 accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*

18. Each application for approval of reserved matters pursuant to Condition 2 shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. Each Phase or Sub-Phase of the development shall only be carried out in conformity with the approved level 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, EM2 and HS4 of the Adopted Chorley Borough Local Plan Review.*

19. Each application for approval of Reserved Matters for the commercial premises shall be accompanied by full details of any fixed mechanical plant being used on the premises. The plant shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure and air borne sound. The agreed measures shall be, thereafter, retained and maintained for the duration of the approved use unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that noise generation is minimised on the site, to protect the amenities of the future and existing residents and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.*

20. Each application for approval of Reserved Matters for the B1 office accommodation shall be accompanied by a scheme to demonstrate that the following internal noise levels will not be exceeded within any proposed open plan offices: LAeq,T 45-50 dB. No part of the offices shall be occupied until the scheme has been implemented in accordance with the approved details and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that noise generation is minimised on the site and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.*

21. Any application for approval of reserved matters of a Phase or Sub-Phase pursuant to Condition 2 (above) shall include the submission for approval of a Tree Constraints Plan which gives full details of all existing trees within that Phase or Sub-Phase which are proposed to be retained in accordance with the tree survey approved pursuant to planning approval reference 09/00095/FULMAJ and the measures which will be implemented in order to secure their protection during the course of the development and retention thereafter. No development shall commence until the approved tree protection measures have been put in place and the development of the relevant Phase or Sub-Phase shall thereafter proceed in full accordance with the approved Tree Constraints Plan for that Phase or Sub-Phase, unless otherwise agreed in writing by the Local Planning Authority.

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

22. Prior to the commencement of the development full details of the phasing of the remediation of the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation and reclamation thereafter shall be carried out in accordance with the approved phasing, the planning permission reference 09/00095/FULMAJ and in accordance with the submitted remediation strategy (Report Ref: B0031-02-R9-B), unless otherwise agreed in writing by the Local Planning Authority.

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

23. If, during development, contamination not previously identified is found to be present at the site then development shall immediately cease and 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 which forms part of Report Ref: B0031-02-R9-B detailing how this unsuspected contamination shall be dealt with. The development thereafter shall be carried out in accordance with the approved method statement.

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

24. No Phase or Sub-Phase of the development shall be commenced until a validation report containing any validation sampling results for that Phase or Sub-Phase have been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It should also include any plan (a long term management and maintenance plan) for longer term monitoring of

pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The development thereafter shall be carried out in accordance with the approved management and maintenance of the plan, unless otherwise agreed in writing by the Local Planning Authority.

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

25. No Phase or Sub-Phase of the development shall be commenced until details of the proposed site compound and cabin locations for that relevant Phase or Sub-Phase of the development have been submitted to and approved in writing by the Local Planning Authority. Site compounds and cabins shall be located in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the visual amenities of the site and to ensure the sitings do not adversely impacts on the assets of the site. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.*

26. Prior to the importation or use of any recycled subsoil and/or topsoil material on the proposed development site, a report detailing the sampling regime and laboratory analysis results of the material 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 re-mediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

27. Before the development of any Phase or Sub-Phase hereby permitted is first commenced full details and technical specifications of the ground gas protection measures to be incorporated into the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The details and specifications must follow best practice guidance such as that presented in CIRIA Report C665 (2007) *Assessing risks posed by hazardous ground gases to buildings*.

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

28. No development shall be commenced until full details of the proposed temporary access road, served from Central Avenue, to serve the development have been submitted to and approved in writing by the Local Planning Authority, (the details to include consideration to all travel modes including pedestrian and cycle access). No more than 330 dwellings or 14,300 square metres of commercial floorspace, whichever occurs first, shall be occupied until the temporary access road has been closed, the access road is cleared from the site and the junction with Central Avenue (shown on plan reference SCP/06047/SK006 received 28th August 2009) has been constructed in accordance with the approved plan SCP/06047/SK006 and is open to public traffic, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

29. No part of the development which is accessed from the A49, indicated on the approved Masterplan reference 895/97A, shall be commenced until the A49 access has been constructed in accordance with approved plan reference SCP/06047/SK005 received 28<sup>th</sup> August 2009 unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.***

30. No development shall take place until full details of the main road through the site between the junction on Central Avenue and the junction on the A49 have been submitted to and approved in writing by the Local Planning Authority. Thereafter Phase 2 of the development, as shown on the Masterplan (reference 895/97A dated 28th August 2009), shall not be commenced until the main road through the site has been constructed between the junction on Central Avenue and the junction on the A49 in accordance with the approved details and is open to public traffic.

***Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.***

31. No more than 330 dwellings or 14,300 square metres of commercial floorspace, whichever occurs first, shall be occupied until the improvements to Dawson Lane/ Central Avenue Junction shown on plan reference SCP/06047/SK008 received 20th March 2009, and the Hayrick Lane Marking Improvements, plan reference SCP/06047/SK007 received 20th March 2009, have been completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.***

32. No development shall take place until a programme of archaeological work, for the area of the site detailed on plan reference 895/99, received 2<sup>nd</sup> September 2009, has been carried out and completed in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority. No work in the area defined on plan reference 895/99 received on 2<sup>nd</sup> September 2009 shall take place until the approved archaeological scheme of investigation has been completed in accordance with the approved details.

***Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.***

33. A scheme of landscaping for each Phase or Sub-Phase shall be submitted and agreed in writing prior to the commencement of that Phase or Sub-Phase of development. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped, detail any changes of ground level and shall be in accordance with the approved landscape strategy pursuant to conditions four and five. Landscaping and restoration schemes should aim to protect, enhance, expand and connect existing habitats and Biological Heritage Sites and re-establish habitats between the Biological Heritage Sites and the development site. Landscaping and restoration schemes should also aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area

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

34. All planting, seeding or turfing comprised in the approved details of landscaping pursuant to Condition 33 above shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development within the relevant Phase or Sub-Phase, whichever is the earlier, 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*

35. 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.*

36. All vehicles, plant, equipment and other machinery used in connection with the construction phase of the site shall be equipped with effective silencing or soundproofing equipment to the standard of design set out in the manufacturers original specification and to a standard which has previously been agreed in writing by the Local Planning Authority. The vehicles, plant, equipment and other machinery shall be maintained in accordance with the approved details at all times unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of local residents, to protect nearby noise sensitive buildings and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

37. Prior to the occupation of the dwellinghouses hereby permitted a scheme demonstrating that the following internal noise levels will not be exceeded within any of the dwellinghouses: LAeq 2300-0700hrs = 35dB, LAmax 2300-0700 hrs = 45dB, shall be submitted to and approved in writing by the Local Planning Authority. The dwellinghouses shall not be occupied until the approved scheme has been implemented in accordance with the approved details. The approved measures shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of the future residents and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

38. The construction works associated with the development hereby permitted shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday  
0800 hrs to 1300 hrs on Saturdays.

No construction activities shall take place on Sundays or Bank Holidays. These construction hours shall be adhered to during the development of the whole site unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of local residents, to protect nearby noise sensitive buildings and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

39. The B2 use hereby permitted shall be restricted to the hours between 8am and 6pm on weekdays, between 8am and 1pm on Saturdays and there shall be no operation on Sundays or Bank Holidays.

*Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 of the Adopted Chorley Borough Local Plan Review.*



40. The Class A1 retail floorspace hereby permitted shall not exceed 1,000 square metres/ 10,765 square feet gross.

*Reason: To enable the provision of the needs of the development to be met on the site in the interests of sustainability without adverse effects on nearby centres.*

41. Notwithstanding the provisions of Town and Country Planning (Use Classes) Order 1987 or any provision in any statutory instrument revoking and re-enacting that Order with or without modification) no part of the Use Class A2 (Financial Institution) floorspace shall be permitted to be used for Use Class A1 (retail) unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To control the extent of retail development on the site in the interests of protecting nearby local centres.*

42. No dwellings shall be occupied with 25 metres of the two Neighbourhood Equipped Areas for Play (as identified on the Masterplan reference 895/97A received 28<sup>th</sup> August 2009) until the play area has been constructed and completed in accordance with plans which have previously been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site and in accordance with Policy HS19 of the Adopted Chorley Borough Local Plan Review.*

43. Surface water must drain separately from the foul sewerage system 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. EM2 of the Adopted Chorley Borough Local Plan Review.*

44. No development of Phase 2, detailed on Masterplan reference 895/97A received 28<sup>th</sup> August 2009, shall commence until the works to the landfill zone adjacent to the site have been completed in accordance with planning permission 09/00058/CTY, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that adequate ecological mitigation is provided in a specified time scale for the ecological impacts of the remediation and redevelopment of the site. In accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation and in accordance with Policies EP4 and EP9 of the Adopted Chorley Borough Local Plan Review.*

45. Prior to the commencement of any phase or sub phase of development, proposed measures to prevent long-term impacts on adjacent Biological Heritage Sites and other habitats shall be submitted for approval by the planning Authority. This shall include measures to prevent the establishment of informal access routes into sensitive habitats, measures to prevent trampling or other recreational pressures on sensitive habitats, prevention of garden waste tipping or extension of gardens into sensitive habitats, measures to prevent colonization of Biological Heritage Sites and other habitats by exotic/non-native species, measures to reduce the likely impacts of domestic pets on sensitive habitats and associated species and measures to reduce negative impacts of edge effects on semi-natural habitats. The development thereafter shall be carried out in accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: to provide long-term protection to Biological Heritage Sites and semi-natural habitats and to ensure compliance with Government advice contained in PPS9 and Policies EM1 and DP7 of the Regional Spatial Strategy.*

46. Prior to the commencement of each Phase of the development (as shown on the details to be approved pursuant to Condition 3), full details of facilities to be provided for the cleaning of wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, specification and locations. The wheel wash facilities shall be provided, in accordance with the approved details, before the commencement of the development of the relevant Phase and thereafter retained at all times during operation of the site, unless otherwise agreed in writing by the Local Planning Authority.

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

(c) 09/00095/FULMAJ - Group 1, Euxton Lane, Euxton, Chorley

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

Application no: 08/00910/OUTMAJ  
 Proposal: Outline planning application for the redevelopment of land at Group 1 (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works.

Location: Group 1 Euxton Lane, Euxton, Lancashire

Decision:

It was proposed by Councillor Mike Devaney, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to grant planning permission subject to a Legal Agreement and the following conditions:**

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

***Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).***

**2. This planning permission gives consent solely for the remediation and reclamation of the site as detailed in the planning application and does not give permission for the final use of the application site. The remediation and reclamation hereby approved shall be carried out in accordance with the submitted approved details, the approved phasing, approved pursuant to Condition 3 below, and in accordance with the submitted remediation strategy (Report Ref: B0031-02-R9-B), unless otherwise agreed in writing by the Local Planning Authority.**

***Reason: In the interests of the proper development of the site. 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***

**3. No development shall be commenced until details of the proposed phasing of the remediation and reclamation works hereby approved has been submitted to and approved in writing by the Local Planning Authority. In particular the plan shall detail the phasing of the tree removal along the southern railway boundary, details of the phasing of the replacement tree planting along the southern boundary and the type and size of trees to be planted along the southern boundary. The development thereafter shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority.**

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

4. If, during development, contamination not previously identified is found to be present at the site then development shall immediately cease and 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 which forms part of Report Ref: B0031-02-R9-B detailing how this unsuspected contamination shall be dealt with. The development thereafter shall be carried out in accordance with the approved method statement, unless otherwise agreed in writing by the Local Planning Authority.

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

5. No material arising from the remediation works shall be exported from the site other than to the adjacent landfill site unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of highway safety to prevent the transportation of waste materials which would result in additional traffic on local highways and detrimentally impact on the amenities of the neighbours.***

6. Prior to the commencement of each Phase of the development (as shown on the details to be approved pursuant to Condition 3), full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, specification and locations. The wheel wash facilities shall be provided, in accordance with the approved details, before the commencement of the development of the relevant Phase and thereafter retained at all times during operation of the site, unless otherwise agreed in writing by the Local Planning Authority.

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

7. Prior to the commencement of each phase of the development, details of the routing of heavy goods vehicles within the site and access to the local highway network, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved routing plans unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the neighbours amenities and highway safety. In accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.***

8. No works including site clearance, site preparation or development work shall take place within 250 metres of identified great crested newt ponds until a detailed great crested newt mitigation method statement, based on the outline mitigation proposals set out within the Ecological Statement dated February 2009 submitted with the application, has been submitted and approved in writing by the Local Planning Authority. The approved method statement shall thereafter be fully implemented and completed as part of the development in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***Reason: To ensure the continued protection of protected species on the site. In accordance with Government guidance contained in PPS9: Biodiversity and Geological Conservation and Policy EP4 of the Adopted Chorley Borough Local Plan Review***

9. Prior to the felling of trees, identified within the submitted Ecological Statement dated February 2009, which have the potential to support roosting bats further bat surveys shall be undertaken to establish the presence of bats/ bat roosts. Prior to felling the trees the survey shall be submitted to and approved in writing by the Local Planning Authority. If any bats are present then the survey report shall include a mitigation method statement to demonstrate how detrimental impacts on the bat population will be avoided. The development thereafter shall be carried out in accordance with the approved mitigation measures unless otherwise agreed in writing by the Local Planning Authority.

***Reason: To ensure the continued protection of protected species on the site. In accordance with Government guidance contained in PPS9: Biodiversity and Geological Conservation and Policy EP4 of the Adopted Chorley Borough Local Plan Review***

10. Prior to the commencement of the development (including site clearance, site preparation and development work) proposals for the protection of species of principal importance, including the common toad, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***Reason: To ensure the continued protection of important species on the site. In accordance with Government guidance contained in PPS9: Biodiversity and Geological Conservation.***

11. Prior to the commencement of the development (including site preparation and development work) a detailed mitigation/compensation scheme for ecological impacts shall be submitted to and approved in writing by the Local Planning Authority. The mitigation/compensation scheme shall include habitat re-establishment proposals to off-set all habitat losses, measures to protect and enhance the Biological Heritage Sites and other semi-natural habitats; the re-establishment of semi-natural habitats between the Biological Heritage Sites and the proposed development platform, mapped and quantified areas of habitat re-establishment, after care, long-term management and monitoring. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

***Reason: In the interests of the ecological value of the site and in accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation and Policies EP2, EP3 and EP4 of the Adopted Chorley Borough Local Plan Review. To ensure enhanced quantity and quality of biodiversity and habitat as required by Policies EM1 and DP7 of The North West of England Regional Spatial Strategy. To mitigate/compensate for short term and long-term impacts on Biological Heritage Sites and other habitats of ecological importance.***

12. Within 12 months of the commencement of the development (including site clearance, site preparation and development work) a habitat management plan for the Biological Heritage Site, woodland areas, grasslands, semi-natural habitats and re-established habitats within the site shall be submitted to and approved in writing by the Local Planning Authority. As well as nature conservation management methods, the management plan shall address measures to control and off-set potential long-term impacts on habitats, including impacts that may result in recreational pressure. The management plan shall also include a monitoring scheme and periodic review of

management prescriptions. The Management Plan shall cover a period of 25 years following the completion of the remediation and reclamation within the site shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall cover a period of 25 years following the completion of the remediation and reclamation works. The Management Plan thereafter shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory management, maintenance and retention of habitats. In accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation and Policies EM1 and DP7 of the Regional Spatial Strategy and Policies EP2 and EP9 of the Adopted Chorley Borough Local Plan Review.*

13. Prior to the commencement of the development the scope of a tree survey of the entire site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the commencement of the development, the agreed tree survey shall be undertaken. The survey shall be carried out in accordance with British Standard BS5837:2005 and shall detail the type, size, maturity, health and required root protection areas of all the trees on site. This survey shall be submitted to the Local Planning Authority and the site shall be made available for the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. No development shall be commenced until the Local Planning Authority has provided written confirmation of which trees will be retained as part of the development and which can be removed. The development thereafter shall be carried out in accordance with the approved details and no tree which the Local Planning Authority has confirmed in writing should be retained as part of the development pursuant to this Condition shall be removed unless the Local Planning Authority agrees otherwise in writing.

*Reason: In the interests of the visual amenities of the site and in accordance with policy EP9 of the Adopted Chorley Borough Local Plan Review.*

14. During the construction period, all trees to be retained which are directly adjacent to the remediation works, pursuant to Condition 13 above, shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

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

15. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.*

16. Prior to the commencement of the development hereby approved and notwithstanding the previously submitted details, schemes of landscaping shall be submitted to and approved in writing by the Local Planning Authority for the following areas of the site ( as shown on plan reference 976/P/09 dated 9<sup>th</sup> February 2009):

Landscape Area 1  
Landscape Area 3  
Landscape Area 4

The schemes shall indicate all existing trees and hedgerows on the land; detail any to be retained (in accordance with Condition 13 above) , together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity of the area and to provide adequate mitigation for the impacts on the Biological Heritage Sites and geological assets resulting from the remediation activities. In accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation and Policy Nos.GN5, EP2 and EP9 of the Adopted Chorley Borough Local Plan Review.*

17. Prior to the commencement of the development hereby approved, notwithstanding the submitted details, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority for the following area of the site (demonstrated on plan reference 976/P/09 dated 9<sup>th</sup> February 2009):

Landscape Area 2

The schemes shall indicate all existing trees and hedgerows on the land; detail any to be retained (in accordance with Condition 13 above), together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. The replacement trees shall be semi-mature heavy standard trees. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity of the area and to provide adequate mitigation for the impacts on the Biological Heritage Sites and geological assets resulting from the remediation activities. In accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation and Policy Nos.GN5, EP2 and EP9 of the Adopted Chorley Borough Local Plan Review.*

18. All planting, seeding or turving comprised in the approved details of landscaping (conditions 16 and 17) shall be carried out in the first planting and seeding seasons following the completion of the remediation 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 and 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.*

19. The remediation and reclamation works hereby permitted shall not take place except between the hours of:

0800 hrs to 1800 hrs Monday to Friday  
0800 hrs to 1300 hrs on Saturdays.

No remediation and reclamation activities shall take place on Sundays or Bank Holidays. These hours shall be adhered to during the development of the whole site unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of local residents, to protect nearby noise sensitive buildings and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

20. All vehicles, plant, equipment and other machinery used in connection with the remediation and reclamation of the site shall be equipped with effective silencing or soundproofing equipment to the standard of design set out in the manufacturers original specification and to a standard which has previously been agreed in writing by the Local Planning Authority. The vehicles, plant, equipment and other machinery shall be maintained in accordance with the approved details at all times unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of local residents, to protect nearby noise sensitive buildings and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

21. Prior to the importation or use of any recycled subsoil and/or topsoil material on the proposed development site, a report detailing the sampling regime and laboratory analysis results of the material 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 re-mediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

22. Prior to the commencement of the development full details to measures to reduce dust and particulate matter resulting from the remediation activities shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall be in accordance with the Environmental statement (Pages 101 and 102), submitted as part of planning application 08/00910/OUTMAJ, which detail the mitigation measures to be employed at the site during demolition and remediation activities. The development thereafter shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To reduce the amount of dust and particulate matter created as a part of the remediation of the site, in order to minimise the air quality impacts and to provide adequate mitigation measures to reduce dust production. In accordance with Policy EP21 of the Adopted Chorley Borough Local Plan Review.*

#### **09.DC.87 PLANNING APPEALS NOTIFICATION REPORT**

The Corporate Director (Business) submitted a report giving notification of two appeals that had been lodged against the refusal of planning permission, one appeal that had been granted by the planning inspectorate and one appeal against enforcement action.

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

#### **09.DC.88 CONSULTATION RESPONSE TO DRAFT PLANNING POLICY STATEMENT 15 (PPS15)**

The Committee received a report informing Members of the draft Planning Policy Statement 15 (PPS15) and sought approval of Chorley's consultation response.

Members were informed that Communities and Local Government (CLG) were continuing its programme of updating and revising all the Planning Policy Guidance (PPG) and replacing them with Planning Policy Statements (PPS). PPG 15, Planning and Historic Environment and PPG16, Planning and Archaeology are to be replaced by a single PPS15.

The PPS had been drafted to support the principles outlined in the Governments white paper, Heritage Protection for the 21<sup>st</sup> Century (March 2007) which set out three central principals to reform:

- a) The need to develop a unified approach to the historic environment
- b) Maximising opportunities for inclusion and involvement
- c) Supporting sustainable communities by putting the historic environment at the heart of an effective planning system.

The PPS aims to reflect these principles with a more modern, integrated approach, making no distinction between buildings and archaeology, however it was felt that care must be taken to ensure that not too much detail is lost in the drive for simplification. In an attempt to be more flexible and user friendly the resultant PPS is too vague and ambiguous.

Chorley's consultation response to CLG is that whilst the draft PPS15 is well intended, it is short on sufficient detail to be, at best adequate, as a tool for Local Planning Authority (LPA) staff, conservation professionals, developers and owners ad, at worst, opens up a raft of loopholes for the unscrupulous or unwary to slip through. The result could be severely detrimental to our historic environment as many of the assumptions given in the impact assessment are either inaccurate or misleading.

**RESOLVED – That the consultation response be endorsed and submitted to the Communities and Local Government (CLG).**

**09.DC.89 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 six applications for Category 'B' development proposals which had been determined by the Corporate Director (Business) in consultation with the Chair and Vice Chair of the Committee at meetings held on 15 and 30 September 2009.

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

**09.DC.90 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 1 and 30 September 2009.

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

Chair



# Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	10.11.2009

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
1	09/00640/FUL	Permit (Subject to Legal Agreement)	4 Ewell Close Chorley PR6 8TT	Demolition of existing bungalow and erection of 7 two storey detached dwellings with associated garages and infrastructure (resubmission of application 09/00541/FUL)
2	09/00594/FULMAJ	Permit Full Planning Permission	Formerly Multipart Distribution Limited Pilling Lane Chorley	Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ). Including amendments to existing parking areas to serve plots 343-351 and 371
3	09/00665/OUTMAJ	Permit Outline Planning Permission	Park Mills Deighton Road Chorley PR7 2HP	Outline application for residential development (specifying access)
4	09/00696/FULMAJ	Permit (Subject to Legal Agreement)	Land Between Waggon And Horses Public House And Summerfields Chapel Lane Coppull	Residential development comprising 40 dwellings and associated access roads
5	09/00702/CB3	Referred to Full Council for Decision	Tatton Community Centre And Park Silverdale Road Chorley	Erection of 8m high flagpole to display Green Flag Award
6	09/00703/CB3	Referred to Full Council for Decision	Nature Reserve Bounded By Bury Lane And Bolton Road Withnell Lancashire	Erection of 8m high flagpole to display Green Flag Award
7	09/00708/FUL	Permit Full Planning Permission	Land 15m West Of 176A Wood Lane Heskin Lancashire	Erection of a detached bungalow (resubmission of application 09/00350/FUL)

# Report

8	09/00783/FUL	Permit Full Planning Permission	Land 65m South East Of Tesco Superstore And On The South Side Of Foxhole Road Chorley Lancashire	Erection of a Public House/Restaurant
9	09/00750/FUL	Permit (Subject to Legal Agreement)	605 Preston Road Clayton-Le-Woods Chorley PR6 7EB	Resubmission of application 09/00150/FUL Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 detached houses/infrastructure on adjacent plot

<b>Item 1</b>	<b>09/00640/FUL</b>	<b>Permit (Subject to Legal Agreement)</b>
<b>Case Officer</b>	<b>Mrs Helen Lowe</b>	
<b>Ward</b>	<b>Chorley North East</b>	
<b>Proposal</b>	<b>Demolition of existing bungalow and erection of 7 two storey detached dwellings with associated garages and infrastructure (resubmission of application 09/00541/FUL)</b>	
<b>Location</b>	<b>4 Ewell Close Chorley PR6 8TT</b>	
<b>Applicant</b>	<b>Mr Darren Brown</b>	

Members will recall that this application was reported at the last Development Control Committee, but a decision was deferred until the period neighbour consultation had expired and all consultation responses had been received. As a number of comments were reported on the addendum and have subsequently been received a new report is included below.

<b>Proposal</b>	This application proposes the demolition of one existing dwelling and the erection of 7 two storey detached dwellings with associated garages and infrastructure.
<b>Location</b>	4 Ewell Close, Chorley
<b>Summary</b>	The main issues to consider in determining the application are impact on neighbour amenity, design and appearance, impact on highway safety and ecology.
<b>Planning Policy</b>	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  PPS1 PPG3 PPG9
<b>Planning History</b>	09/00541/FUL Demolition of existing bungalow and erection of 8 two storey detached dwellings with associated garages and infrastructure Withdrawn 10 <sup>th</sup> August 2009
<b>Consultees Responses</b>	<i>LCC Highways</i> : have reservations on the proposal mainly due to the poor existing site lines for the new properties. Five of the properties access directly onto a bend on Dorking Road which adversely affects each of the. Furthermore there are evergreen trees on the boundaries of neighbouring properties (i.e. nos. 11 & 13 Dorking Road) that affect sight lines but to which the applicants have no control over. Plot 3 accesses almost directly on to the Ewell Close/Dorking Road junction and the westward sightline here is very

poor due to the presence of the evergreen trees bordering No. 11 as mentioned above. Object to this proposal for these reasons and also on the grounds of 5 new accesses being created on to a particularly unsuitable part of the highway where none existed before.

Members should note that when the previous application was submitted no objection in principle was raised by LCC Highways to the proposal and only a number of minor amendments to the position and size of driveways and garages suggested.

The change in advice on highway matters is a concern that members should have regard to as decision makers. Advice on appeal is that planning authorities should carefully consider the advice from the highway authority in reaching a decision. In this instance due to a change of highway advice the comments on all but plot 3 are open to criticism and may not be substantiated on appeal. Plot 3 could be amended to provide an access onto Ewell Close and as such the access to this plot could be removed and required to be reconsidered.

*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: are satisfied with the contents of the desk top study and agree that the risk of contamination is low. However, should during the course of the development, any suspected contaminated material be discovered then the development should cease until such time as further remediation proposals have been submitted to an approved in writing by the Local Planning Authority.

*LCC Ecology:* The proposed development appears to comply with relevant policies and guidance. Planning conditions will be necessary to ensure compliance with the above policies and guidance. been felled and further details of the proposed hedgerow.

□ **European Protected Species: bats**

According to the bat survey (Kingdom Ecology, August 2009) there is very little likelihood of a significant bat roost being present within the existing bungalow. The proposals should therefore have no impact upon the population status of bats locally. However, there is always a chance that individual bats could be present under roof tiles or the hanging tiles on the western gable end.

The consultant has therefore recommended that loose roofing tiles and wooden hanging tiles should be dismantled by hand. If the presence of bats is suspected at any time then works should cease immediately and Natural England should be contacted for advice. This should be implemented through planning condition.

▪ **Breeding Birds**

Habitats on the site, including existing buildings, have the potential to support nesting birds. It needs to be ensured that detrimental impacts on breeding birds are avoided.

• *Habitat connectivity*

The above policies require maintenance and enhancement of habitat connectivity. It will therefore be appropriate to ensure that curtilage boundaries allow the movement of wildlife.

• **Mitigation/compensation and biodiversity enhancement**

The ecological consultant has made a number of recommendations in order that the proposals contribute towards the key principles of biodiversity planning policy (section 4.5 of the ecology report). These include the planting of native tree and shrub species, the planting of garden plants of value to biodiversity, and the installation of bat and bird boxes on retained trees. The Planning, Design and Access Statement includes the intention to plant a native species boundary hedge. This intention is supported, it should be noted that

laurel is not native and box, whilst native very locally in southern England, would not naturally occur in this area.

*MAPS* – Chorley Community Safety Partnership: ask that the properties have burglar alarms fitted and laminated glass to the ground floor external panes of the double glazed units.

*Arboricultural Officer*: no objection to removal of leylandii hedge

*Planning Policy and Urban Design Team Leader*

#### **Detailed Design Comments**

The character of the area is a mix of 2 storey, largely detached dwellings and bungalows (where land rises). Materials include red brick, concrete pantiles, painted render and hanging tiles. Garages tend to be integral. The gardens are open plan to the frontages, largely delineated with shrubs and hedges.

Accordingly, the set back of proposed properties is characteristic of the area as is the proposed open plan nature of the front gardens. However, the architectural style does not appear to reflect that of the locality and I would like to see more explanation as to how this layout and design has evolved.

Generally it appears that the applicant has sought to squeeze as many identical units onto the site as possible with little recognition of the site characteristics such as the influence of levels, and principles of good design practice.

For plots 4,5 and 6 the driveways are too long, 13m, 15m and 15m respectively (if one includes the garages 4 cars can be accommodated) with the result that hardstanding over-dominates the streetscene. The design of house type plot 1, although a more efficient use of land with an integral garage, would be improved if the garage were stepped back as opposed to forward. A garage should not dominate an elevation.

A design solution which incorporated some semi-detached units would increase the number of units contributing to a higher density and more interesting streetscene. I have provided a draft layout which demonstrates how this could work. I would like to stress that it is not necessary to strictly adhere to separation distances within the development as future residents know what they are buying into and privacy/amenity can be safeguarded through imaginative floor layouts.

Cllr Edgerley also asked that the following issues be considered:

My ward colleagues and I are not opposed to the principle of development but are concerned about a number of aspects as follows.

The number of properties seems essentially to have been derived from PPG3 but as the report says the surrounding estate is of a less dense nature. Should that less dense nature not be more pertinent in determining the density of this development?

In addition the development on this site would also seem to be constrained by

- the triangular shape of the site
- the topography; in particular the difference in level compared with the existing bungalows on Dorking Road
- existing dwellings around the site.

It strikes us that these all make it difficult to achieve satisfactory relationships

with the existing properties given the number and type of dwellings proposed. The report seems to suggest that 4 bedroom houses make it difficult to meet the guidance on garage provision in the manual for streets. Does this not suggest a reduction in either the number of dwellings or a reduction in the size of dwellings or both?

The report deals with the relationship with bungalows on Dorking Road and highlights the difference in levels as a cause for concern. Would this concern not be more adequately met by bungalows on this part of the site? Elsewhere on Dorking Road there are existing houses opposite existing bungalows but the separation is greater, the fall in levels is less and the gables of the bungalows not their windows face the houses. These all make the relationship better. These standards cannot be met at the application site so perhaps active consideration to bungalows should be given.

In the report dealing with the earlier withdrawn application there was reference to an unsatisfactory relationship of a garage to No 13 Dorking Road. This relationship seems to have been improved a little but would it not be improved more by having an integral garage and taking the building line further back into the site?

### **Third Party Representations**

To date 25 letters of objection have been received from neighbouring residents (multiple letters have been received from one household) and one letter from the director of a housing association which owns a neighbouring property. They make the following comments:

- Density is not in keeping with the area;
- The proposed garages are not large enough to accommodate a family sized car;
- The proposal will lead to an increase in on road parking;
- Noise and disturbance during the building period;
- Loss of privacy and increased overlooking, particularly for the Bungalows on Dorking Road that are not presently overlooked;
- Increased traffic will lead to noise and disturbance;
- There will be a negative impact on highway safety;
- Overload on utilities such as water and gas;
- Houses are too close to the pavement – will upset building lines and architectural rhythms. They will be too prominent within the street scene;
- Two storey houses would be overwhelming and oppressive;
- Loss of natural drainage;
- The loss of the conifers will affect water table and stability of existing properties;
- Will overload the drainage systems;
- Impact on wildlife including bats;
- The plans were not discussed with neighbours ahead of the application being made;
- The developer should provide some amenity for locals e.g. a small play area;
- There should be an obligation to provide some smaller affordable houses for young people;
- The garage at plot 7 will block light to our garden – would this development stop us extending our house in the future.
- There is no economic need for more executive style 4 bed detached houses;
- Plot 2 on Ewell Close is at an incongruous angle to the rest of the road and should be repositioned;
- There should be a fixed schedule of works under penalty to prevent piecemeal development;
- The conifer hedge is a valuable wildlife resource;
- The development must be with minimum disturbance;

- In reality this particular site is hardly brownfield;
- Concerns regarding road safety at the junction of Ewell Close and Dorking Road;
- Not enough parking is being provided;
- Extra cars parked on the road, walls, trees and hedges will obstruct visibility;
- The care home at number 20 gives rise to vehicles being parked on the road and continual traffic;
- It would be difficult to park cars on the driveway at plot 7;
- There would not be enough distance between plot 3 and no. 12 & no. 14 Dorking Road;
- The distance between plot 4 & no. 16 Dorking Road appears to be less than 20m;
- Object to the loss of the highway verge;
- Under the LCC Residential Road Guide Dorking Road would be classed as a Type 4A road and Ewell Close a Type 5A road. The sightline for such a junction should comprise of a sightline envelope measured from a point 2.4m into Ewell Close to a point 60m to the left on Dorking Road. The proposed development sites house, trees and drives within the envelope;
- What is the timescale for development;
- Current water systems are unable to cope and mains services are under strain;
- The estate junction onto Blackburn Road is unsafe;
- All the proposed properties on Dorking Road appear to be in front of the building line of existing properties, this gives a terracing and overbearing effect;
- The proposed front gardens are small – some within 4m of the public pathway;
- Most of the front windows are bay windows - is this being taken into account in the measurements;
- There appears to be a shortfall in the minimum requirement of 21m, the lower slab level of the bungalows needs to be taken into account.

Two letters of support have been received, one from an occupant of the application property and one from outside of the Borough.

### **Assessment**

A number of changes have been made to the proposals since the application was last reported to Committee. These are:

- All garages have been amended in size so that their internal dimensions are at least 3m by 6m;
- Finished floor level details have been provided for the facing bungalows on Dorking Road;
- The floor level of plot 4 has been reduced by 0.45m.

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 a net gain of 6 dwellings, there is no affordable housing requirement.

#### *Design and appearance*

PPS1 states that design policies should avoid unnecessary prescription and should concentrate in guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring building and the local area more generally. Local Planning authorities are advised not to attempt to impose architectural styles or particular tastes.

The comments of the Planning Policy & Design Urban Design Team Leader indicates that the design could be more interesting and reflect the locality. He also advocates possibly increasing the density by including semi-detached properties. The balance of design and density could be made worse by a higher density scheme.

The density of the proposed development would be slightly less than Government Guidance in PPG 3 that a minimum of 30 dwellings per hectare should usually be appropriate (7 dwellings on 0.25ha equals 28 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.

Recent appeal decisions in the Borough (for example at 54 Lancaster Lane) have highlighted the advice in PPS3 that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. This is supported by Policy HS4 of the Local Plan. The development of the site with detached housing is not out of character with the surrounding area. Although the properties immediately opposite on Dorking are bungalows, other housing on Ewell Close and Dorking Road are two storey detached dwellings.

The positioning of plot 2 at an angle to Ewell Close, rather than the front elevation being parallel to Ewell Close as existing dwellings and the proposed plot 1 do is somewhat incongruous, however, it is not considered that this would be sufficient reason to warrant refusal of the proposals.

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

#### *Neighbour Amenity*

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, finished floor levels have been provided for these properties. The applicant has amended the plans so that the finished floor levels of the proposed dwellings mean that all the minimum interface standards would be met. The closest properties would be the dwelling at plot 4 and no. 16 Dorking Road, there would be a distance of 21m between these properties. The finished floor level of the proposed dwelling would be 0.459m higher than that of



the bungalow. The distances between all of the other proposed dwellings and the bungalows all exceed the distances required (taking into account differences in levels). The windows affected in the bungalows are to the front of the properties and clearly visible from the road and public view. The site plan's do appear to allow for the dining room bay windows to be included in the house plans, even if extra distance is allowed for the projection of the lounge/bed 1 bay windows (0.5m), the interface standards are still all met. Moving the position of dwelling further to the rear on plot 7 (which is adjacent to no. 13 Dorking Road) would result in an unsatisfactory relationship (interface standards would not be met) with plot 1 to the rear and no. 6 Ewell Close. The position of the garage complies with the 45 degree plus 3m guidelines taken from the nearest ground floor window of no. 13 Dorking Road.

The bungalows on Dorking Road, are not however, overlooked by any dwellings at present and the proposed development would result in a considerable change from the present situation. There would undoubtedly be an intensification in the level of overlooking that would occur. With regard to the effect of the proposal on the bungalows on Dorking Road, this is a finely balanced decision, however it is considered that it would be difficult to sustain a refusal on the grounds of loss of privacy and overlooking to these properties as the minimum interface standards are met and the windows affected are clearly visible from the highway.

With regard to the impact of the proposals on the amenity of residents on Ewell Close, again the interface standards are met. Number 11 Dorking Road is due west of plot 3 and is set lower than the proposed dwelling, however, the ground floor facing window is screened by planting and the dwelling at plot three is set at an angle to number 11.

#### *Highway Safety*

The submitted draft RSS Parking Standards require that a four bedroomed dwelling should be provided with three off road parking spaces. Each dwelling has been provided with a garage and a driveway that can accommodate at least two cars. The applicant has provided amended plans of the proposed garages, now with internal dimensions of 6m by 3m. All dwellings are now considered to have at least three off road parking spaces in accordance with the draft RSS Parking Standards.

At the time of writing the report the applicant was currently liaising with LCC Highways to overcome the objections made.

#### *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 two bat surveys and an ecological survey with the application. The first bat survey concluded that there was potential for bats to roost here and it would be hard to confirm they never do, 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. The second survey carried out a further dusk emergence survey and a dawn re-entry survey. No evidence of roosting bats was found and it is considered very unlikely that a significant bat roost is present. There remains low risk that gaps between loose roofing tiles could be infrequently used. It is recommended that care is taken during the demolition of the building and loose roofing tiles and wooden hanging tiles are dismantled by hand. If any evidence of bats is found work should immediately halt and further advice sought.

The ecological survey concluded that in its current form the bungalow and garden of the application property has a very low ecological and nature conservation value and displays negligible potential value for the support of Species of Principal Importance of UK BAP Priority Species. Clearances of conifers, shrubs and localised ivy should take place outside of the bird breeding season (mid march to mid august). The landscaping scheme should favour planting of native tree and shrubs in clusters. Close boarded fences should not be the boundary treatment. Bat and bird boxes should be installed in the retained conifers.

It is not considered that the applicant's choice of boundary treatment could be restricted as such fences could be erected without the need for planning permission. The landscaping scheme proposed accords with the suggestions made by the ecologist and other matters can be secured by condition.

#### *Other issues*

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.

It may be easier to meet the relevant interface standards with bungalows on the site, however, the choice of type of dwellings on the site is not a matter that the Council can impose upon the applicant (this is supported by case law). The interface standards are the means by which the council can seek to ensure the amenities of neighbouring residents.

#### **Conclusion**

Subject to the resolution of the highway objections and the receipt of a signed section 106 agreement the proposal is accordingly recommended for approval.

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

1. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) 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.*

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, to ensure that there is not an undue increase in surface water run-off and in accordance with Policy Nos. GN5, HS4 and EP18 of the Adopted Chorley Borough Local Plan Review.*

3. 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.*

4. In accordance with the recommendations set out in the Conclusions and Recommendations of the Bat survey Results dated 31<sup>st</sup> August 2009, any loose roofing tiles and wooden hanging tiles should be dismantled by hand.

*Reasons: In the interests of species protection and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review and PPG9*

5. No development shall take place until a scheme for the installation of bat and bird boxes on the site (as required in the recommendations contained in paragraph 4.6 of the Ecological Survey and Assessment) has been submitted to and approved in writing by the Local Planning Authority.

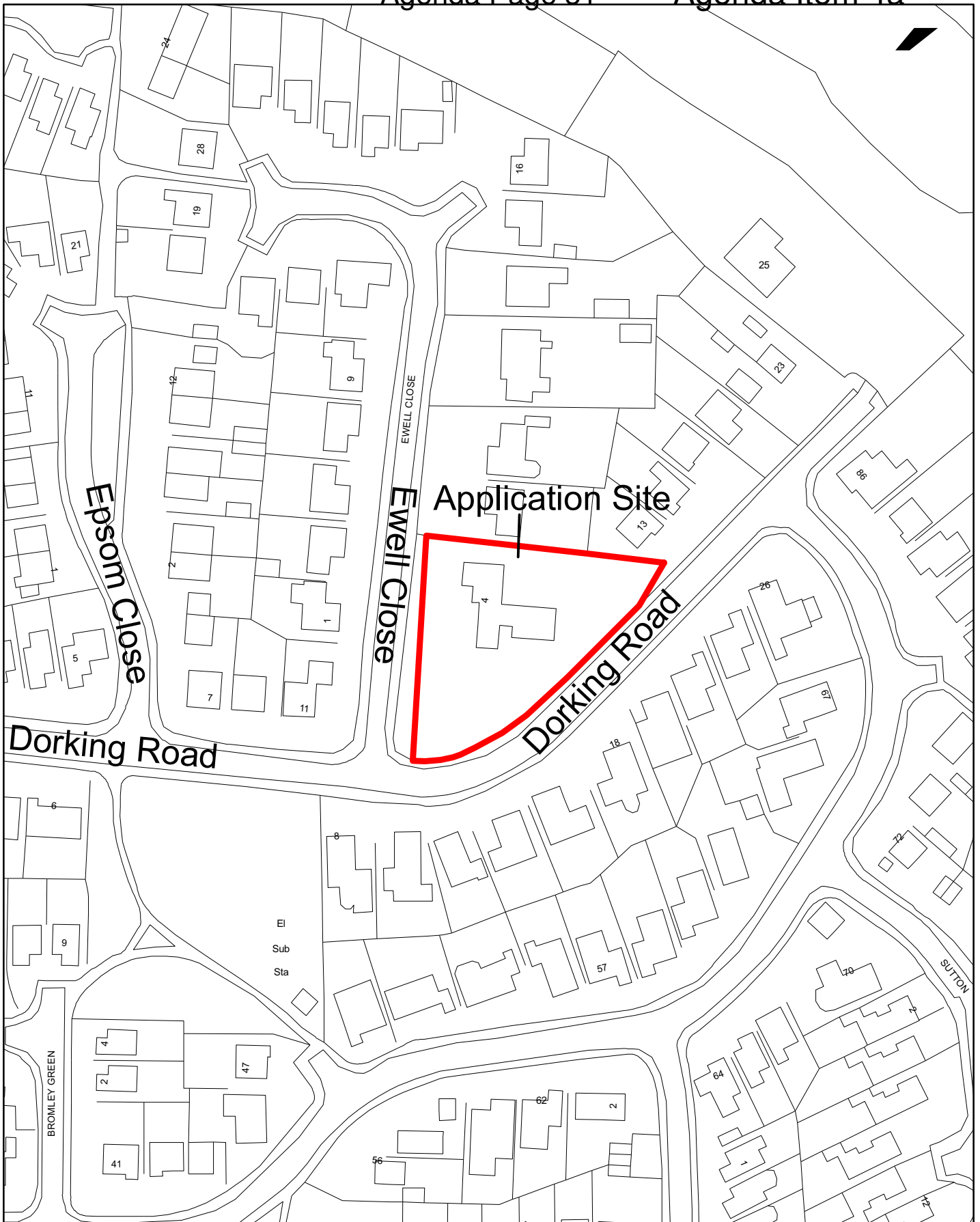
*Reasons: In the interests of species protection and in accordance with PPG9 and policy EP4 of the Adopted Chorley Borough Local Plan Review.*

6. 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 and EM2 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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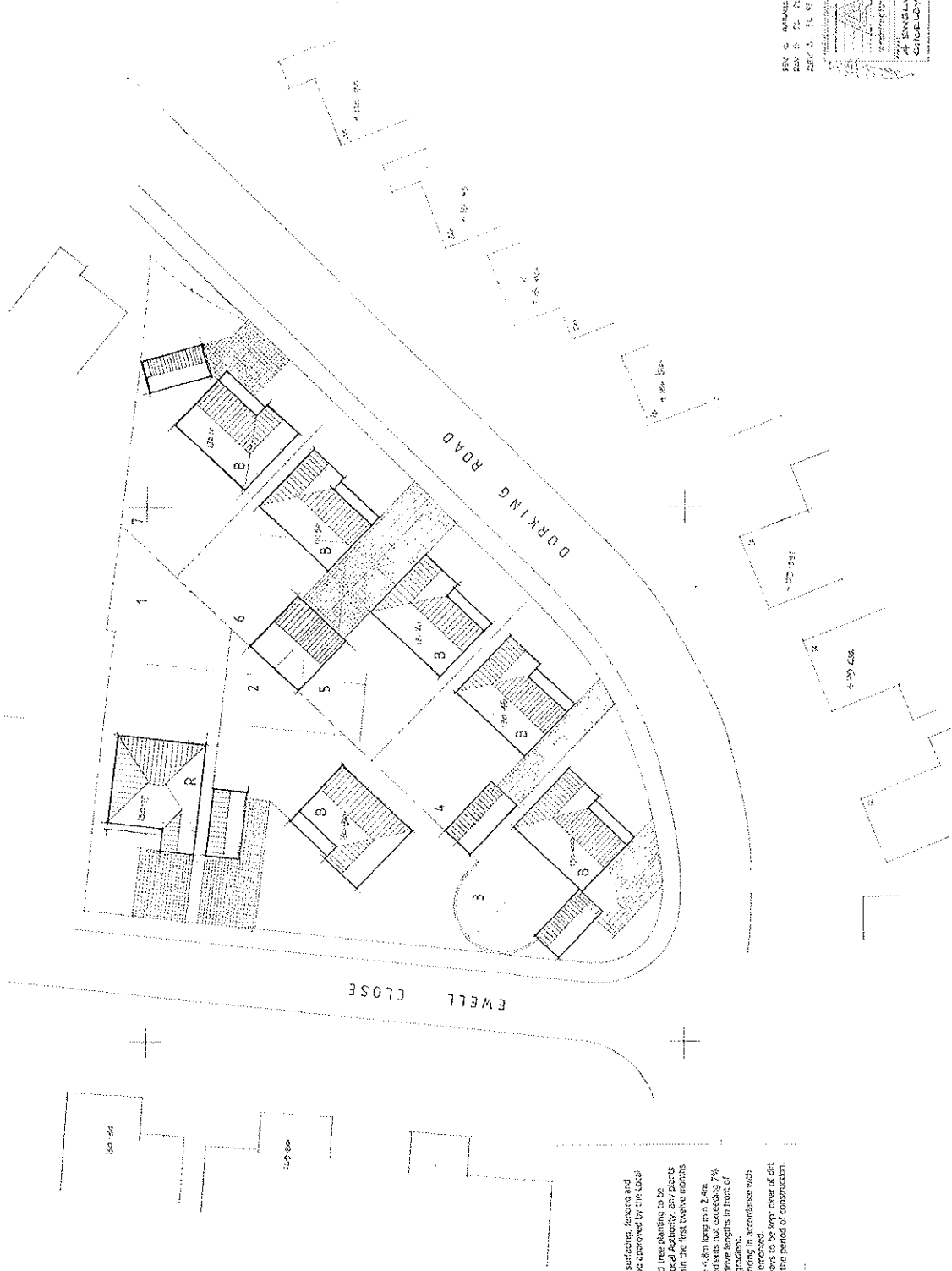
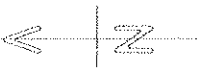
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 09/00640/FUL

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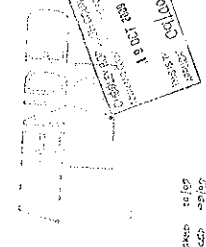
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- GENERAL NOTES:**
- All footings, structural, surfacing, drainage and screen walling to be approved by the Local Authority.
  - All landscaping and tree planting to be approved by the Local Authority, any plants to be installed within the first twelve months to be replaced.
  - Parking bays to be 4.8m long min 2.4m wide and have gradients not exceeding 7%.
  - Min 6.0m x 2.7m drive lengths in front of spaces, marked & graded in accordance with BS5837 to be implemented.
  - All adjacent highways to be kept clear of cut and debris during the period of construction.



18 Oct 2019  
 09:55 AM  
 Approved  
 18 Oct 2019

FOR C. AMANDA 3000 ALMERE 18/09  
 FOR D. R. PLOT 41 20/09 20/09  
 FOR J. L. 01 20/09 20/09

13 Water Drive,  
 Wokingham, RG40 2EJ  
 Tel: 0118 562 4444  
 Fax: 0118 562 4445

Architectural Design and Development Consultancy

**EMWELL CLOSE**  
 SITE PLAN  
 1:200  
 18/09/19

PROJECT NO: 1801  
 DRAWN BY: D. BRADY



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- 1.8m high treated close boarded timber fence
- 1.8m high 215 brick wall in facing brick as housing
- Hanson Formpave permeable paving.
- 450x150 riven faced paving slabs with gravel joints. (nom. 900 path to all house penetrations).
- Turf
- Shrub planting to schedule.
- Low hedge as schedule
- Trees

**Trees:**

- Rowan (*Sorbus aucuparia*) 2.75-3.0m 8-10cm girth
- Wild Cherry (*Prunus avium*) 2.75-3.0m 8-10cm girth
- Alder (*Alnus glutinosa*) 2.75-3.0m 8-10cm girth
- Crab Apple (*Malus sylvestris*) 2.75-3.0m 8-10cm girth
- Whitebeam (*Sorbus aria*) 2.75-3.0m 8-10cm girth

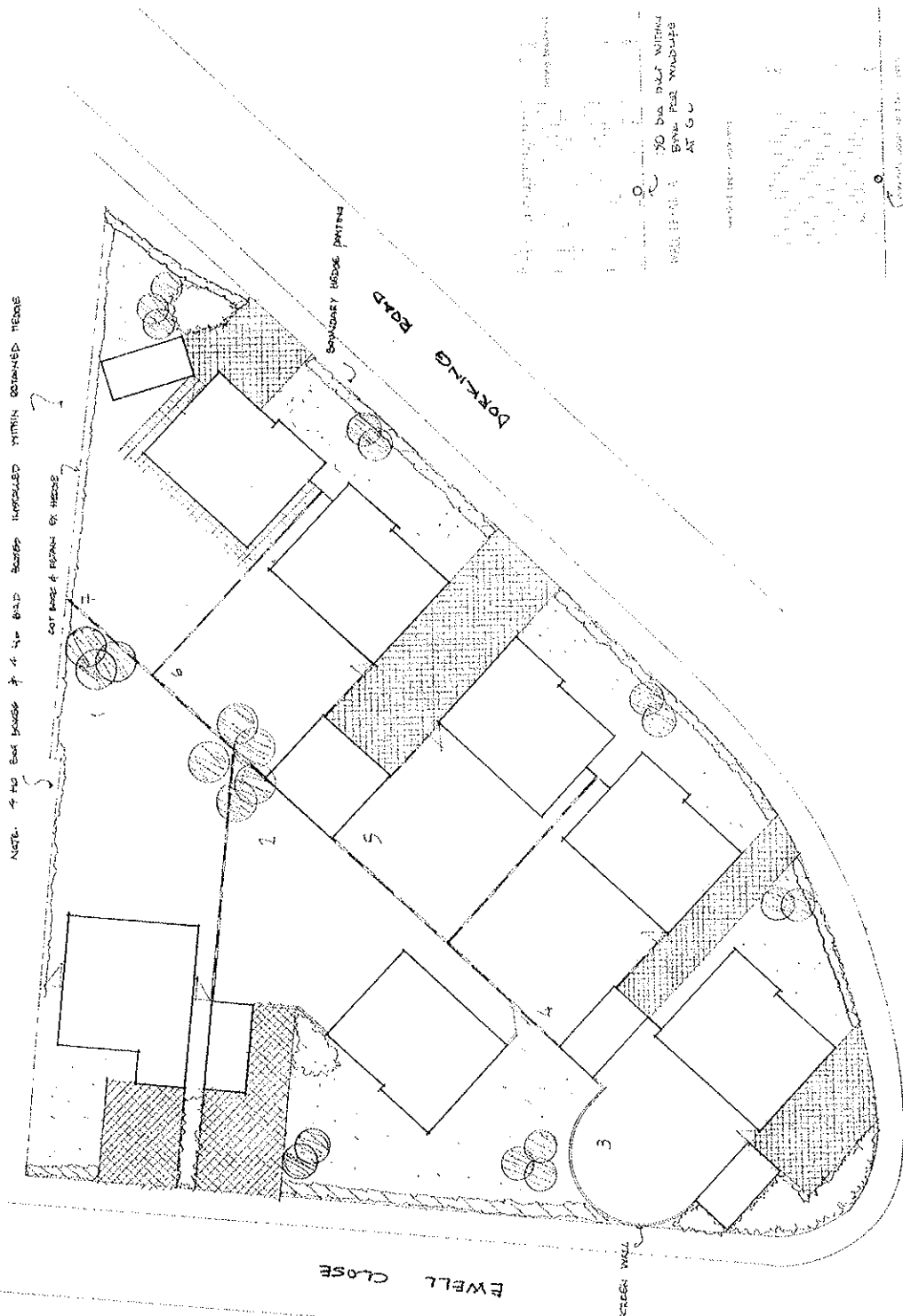
**Indigenous Hedging Species:**

- Hawthorn (*Crataegus monogyna*)
- Hazel (*Corylus avellana*)
- Holly (*Ilex aquifolium*)
- Guellder Rose (*Viburnum opulus*)

Planted in double staggered rows 600-900 whips.

**Landscaping shrubs:**

- Hebe Autumn Glory: 30-40 cm 4/m<sup>2</sup>
- Buddleia "White Cloud" 60-80 cm 3/m<sup>2</sup>
- Lavandula angustifolia vera 30-40cm 4/m<sup>2</sup>
- Lonicera periclymenum 30-40cm 4/m<sup>2</sup>



CHICHESTER BOROUGH COUNCIL  
 1 SEP 2009  
 2 AUG 2008  
 A2

REVISION A TAKE HEIGHTS & LANDSCAPING SPECIES AMENDED 09/12/09

13 Sander Drive,  
 Worsley, 022 770  
 Manchester, M12 9BQ  
 Tel: 0161 258 8444  
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**GZAMOSS Designs Ltd.**  
 Architectural, Design and Development Consultancy.

PROJECT: E WELL CLOSE  
 DRAWN BY: CHURLEY  
 CHECKED BY: D BRENNAN  
 DATE: 19/12/09  
 SCALE: 1:1000

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Item 2                      09/00594/FULMAJ                      Permit Full Planning Permission

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

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

**Proposal**                      **Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ). Including amendments to existing parking areas to serve plots 343-351 and 371**

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

**Applicant**                      **Redrow Homes Ltd**

Consultation expiry: 11th September 2009

Application expiry: 12th November 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 Redrow half of the site and proposes a re-plan of part of the site and the construction of 42 dwellings. Through negotiations with the agent for the application it is also proposed to amend the parking area serving dwellings which also have planning approval.

**Summary**                      The principle of redeveloping the site was established with grant of outline and reserved matters at the site.

The proposal incorporates substituting previously approved Redrow house types which are minor changes 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

**07/01228/REMAJ** - Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved January 2008

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

- The proposed changes are a direct result of current market forces and dwelling type demand. A significant reduction in 3 storey dwellinghouses is proposed and a move towards more traditional 3 and 4 bedroom housing in detached and semi-detached formations, with some small amounts of terracing where required.

**Representations** None received

**Consultations** **Lancashire County Council (Highways)** has no objection to the changes although some amendments have been suggested.

**Lancashire County Council (Planning Contributions)** have requested a contribution to waste management. The Section 106 for this site however has already been agreed and additional contributions cannot be requested or justified

**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 (07/01228/REMAJ) 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 Redrow half of the site. The proposal incorporates the following amendments:

- The originally approved layout for this part of the site incorporated two 2 bedroom apartments ,sixteen 3 bedroom houses, nineteen 4 bedroom houses and four 5 bedroom houses. This split was combined of thirteen 2 storey dwellings, twelve 2.5 storey dwellings and sixteen 3 storey dwellings.
- The proposed re-plan incorporates four 2 bedroom apartments, twenty-two 3 bedroom houses and sixteen 4 bedroom houses. This split is combined of twenty-eight 2 storey dwellings and fourteen 2.5 storey dwellings
- The replan results in the provision of an additional dwelling.
- The dwellings which overlook the central play space area where originally three storey which have now been replaced with 2.5 storey dwellings
- Some direct road access parking spaces are incorporated
- Dual aspect properties are incorporated
- Terraced properties have been replaced with detached and semi-detached dwellings
- The design of the dwellings have been amended
- The parking area serving plots 352-370 has been amended

**Impact on the Neighbours**

The part of the site subject to this application is wholly within the site and does not border with existing residential properties around the site however the relationship of the proposed dwellings is a consideration.

Plots 324-342 are located along the boundary of Redrow's part of the site and back onto part of the site which will be developed by David Wilson Homes. The David Wilson properties will be slightly higher than the proposed Redrow dwellings however this is taken to account as part of this development and the proposals accord with the Council's spacing standards including additional spacing where the level changes exceed 0.5 metres.

There is a two storey Ashdon house type located to the rear of plots 350 and 343. This property is a first floor two bedroom flat with garage accommodation below. The distance retained between these properties does not meet the required 12 metres window to gable distance however the relationship between these properties is an improvement to the previously approved scheme. The Ashdon house types are not directly to the rear of the two properties and as such will not create an overbearing appearance when viewed from the rear of the dwellings or the garden area. Additionally the roofs of the Ashdon house type will be gabled away from the adjacent properties. It is considered, taking into account the proposed siting of the properties, the fact that the spacing does not achieve 12 metres (the distance maintained is 10.5 metres) will not create an adverse impact on the future residents amenities.

The distance between plots 352 and 370 with plot 401 will be 10 metres and 11 metres respectively. However this distance will be between the rear of the dwellings and the side gable of single storey garages which ensures that the proposal will not create an overbearing impact to the detriment of the neighbours.

Amendments to the parking areas serving plots 352-370 have resulted in amendments to the garden areas associated with the properties. Most of the proposed gardens are sufficient to provide private amenity space for family dwellings.

Three of the properties do not have 10 metre long gardens however when compared to the approved scheme the proposed garden areas of 2 of these properties are greater in length than the approved scheme. One property has a reduced garden area which has resulted from amendments to the parking court. It is considered on balance that the improvements proposed to the garden areas outweighs the fact that one of the properties has a slightly reduced garden area. This property still has a garden area which is 9.3 metres long. Additionally further re-plans of the area may enable additional garden area for these properties.

### **Highways and Parking**

Through negotiations the parking arrangements for the properties have been amended to ensure that adequate off road parking provision is provided for the size of dwellings proposed. The garages have been increased in size to 6 x 3 metres (single garages) and 6 x 6 metres (double garages) in accordance with Manual for Streets

The Highway Engineer initially made comments on the scheme which resulted in amendments to the scheme. Following the amendments the Highway Engineer was reconsulted and his additional comments will be reported on the addendum.

### **Design and Appearance**

The house types have been amended however the proposed new dwellings incorporate modern dwellings which is considered acceptable on this site. The main change is the properties which overlook the central play area have been amended from 3 storey dwellings to 2.5 storey dwellings due to current market trends. The originally submitted proposal incorporated some 2 storey dwellings around the central square however to provide some height and prominence around this square and to compliment the David Wilson Homes on the opposite side of the square the plans have been amended to 2.5 storey dwellings in this location. This ensures that the properties around the square create a visual border to the square.

### **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 the date for submitting reserved matters has expired this plot substitution application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations. This document has been agreed and signed by all parties.

The Section 106 Agreement includes a High Density Mitigation obligation which will require the developers to pay a specified commuted sum for each dwelling built over 400 dwellings. The sum is dependent on the size of the additional dwellings and will be used for the provision of community facilities or services which benefit the local area or mitigate impacts of the development. As set out earlier this proposal results in an additional dwelling however amendments to the whole site are proposed which may lead to a reduction in the number of dwellings, particularly as there is currently no market in apartments so this part of the scheme may be amended. This will be monitored via the Section 106 Agreement.

### **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: Permit Full Planning Permission Conditions**

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

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

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

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

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

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

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

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

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. 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.*

8. 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.*

9. 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*

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

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

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

*Reason: 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*

12. 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.*

13. 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.

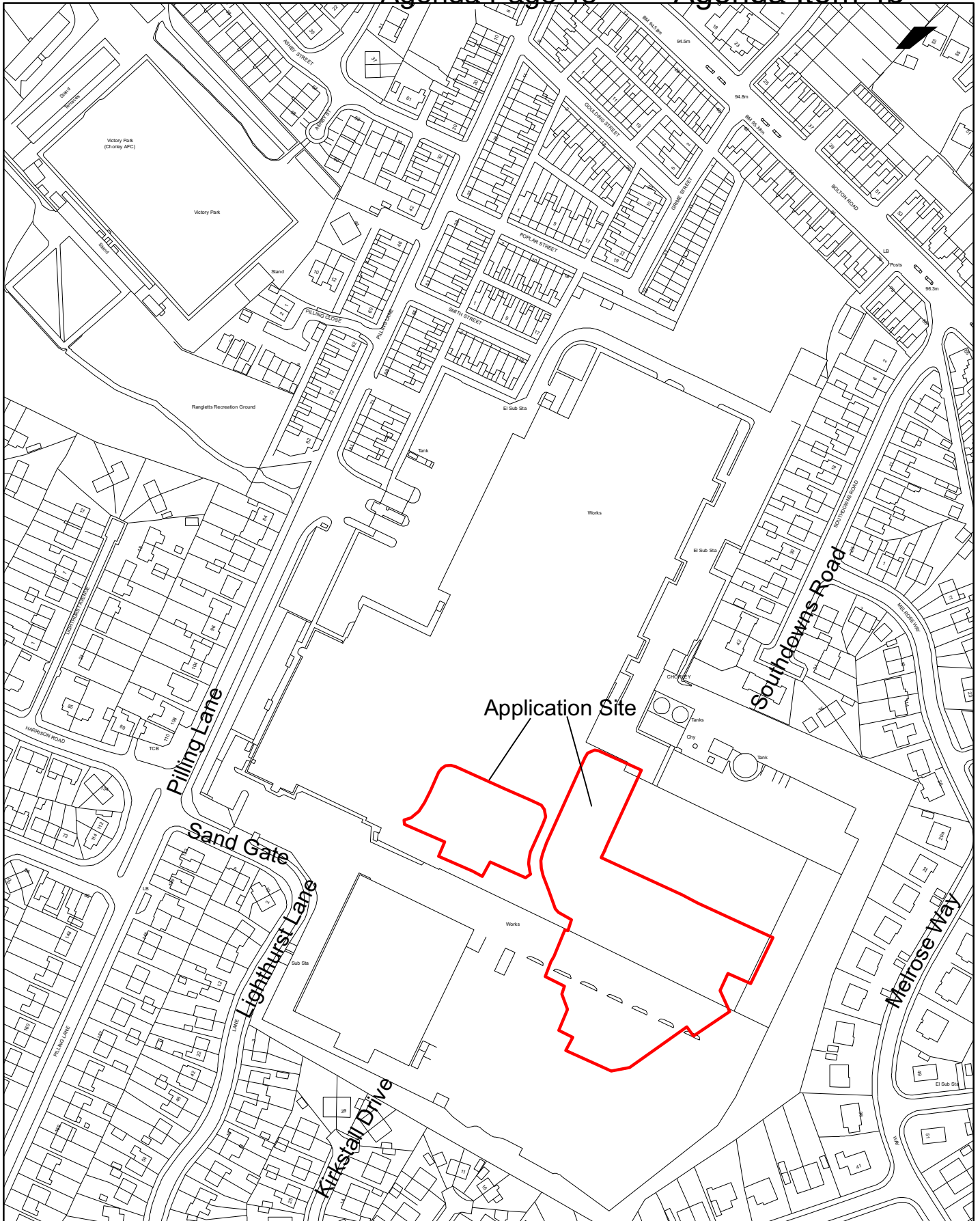
*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

14. 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.*

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Application Site

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

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Application No.

09/00594/FULMAJ

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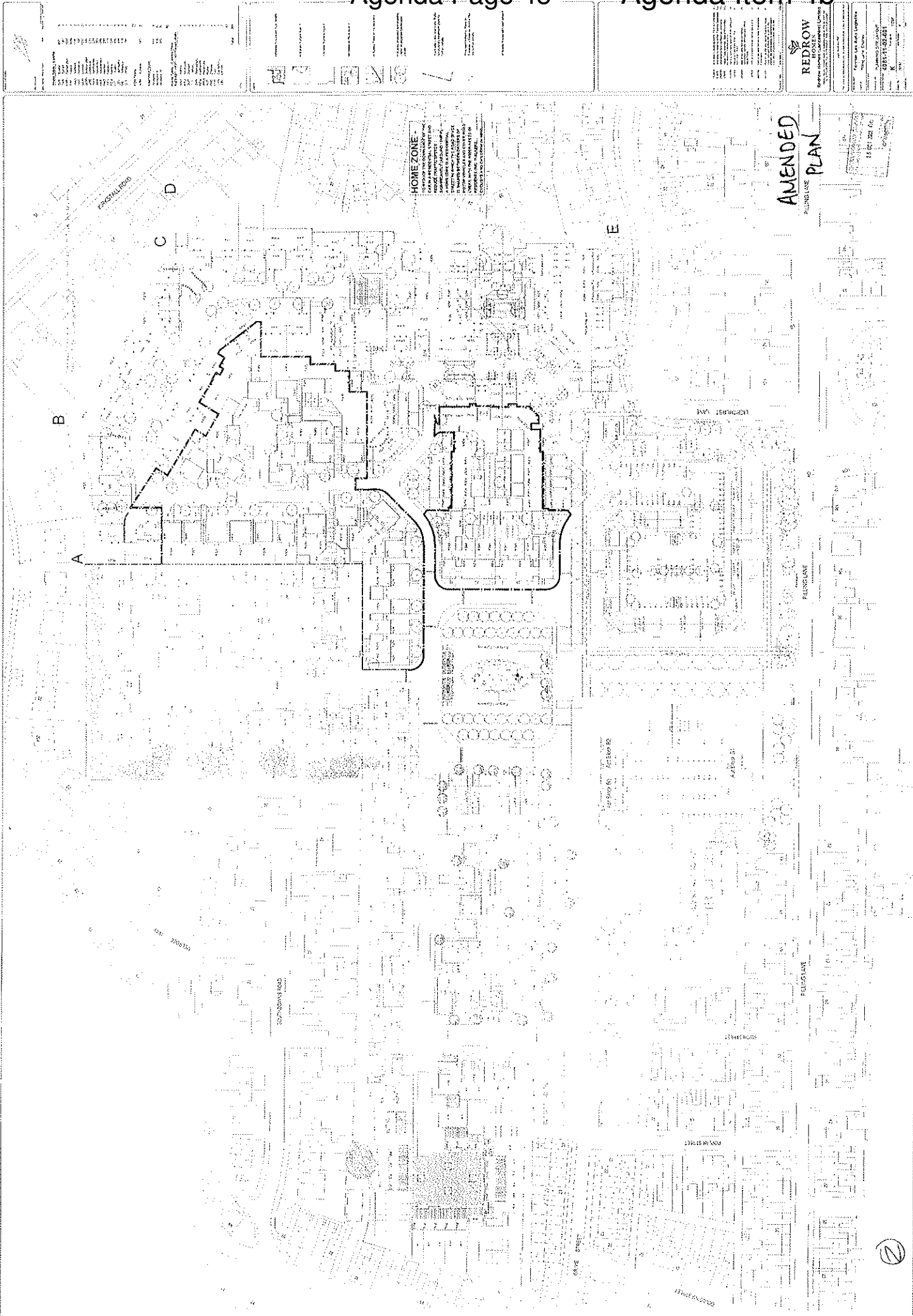
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**Item 3**                      **09/00665/OUTMAJ**                      **Permit Outline Planning Permission**

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

**Ward**                                      **Chorley South West**

**Proposal**                                      **Outline application for residential development (specifying access)**

**Location**                                      **Park Mills Deighton Road Chorley PR7 2HP**

**Applicant**                                      **Mr Bill Beaumont**

**Consultation expiry: 30<sup>th</sup> September 2009**

**Application expiry: 20<sup>th</sup> November 2009**

**Proposal**                                      The application is made in outline for residential development, specifying access only with all other matters reserved. The proposal is to demolish the existing Park Mills Structure and associated office building, along with nos. 1 and 3 Deighton Road and erect 68 dwellings on the site along with the necessary associated infrastructure. The residential properties would be served by two vehicular and pedestrian access points; the existing access to the site on Deighton Road and a new access from Oakwood Road.

**Summary**                                      The site is an employment site, however it is accepted that the requirements of the relevant policies have been met in terms of its redevelopment for housing and the principle of the development is therefore acceptable. The application is only made in outline, however it is considered it has been demonstrated that a scheme of the size and scale indicated can be accommodated on the site. In terms of highways Lancashire County Council as the Highways Authority have not objected to the access points and welcome the removal of HGV traffic that presently uses the site being removed and the site coming into residential use. Given the lawful use of the site with no planning restrictions in terms of hours of operation the application is considered acceptable in terms of highways. Some affordable housing is proposed on the site, but its level of provision has been balanced against the desire to retain a long standing business within the Borough and to ensure the scheme is financially viable. Some flexibility in the level of affordable housing has therefore been recommended if the business is retained within Chorley Borough.

**Policies**                                      **National Policies**

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Guidance Note 13: Transport

Planning Policy Statement 23: Planning and Pollution Control

**North West Regional Spatial Strategy (RSS)**

Policy DP1: Spatial Principles

Policy DP4: Make the Best Use of Existing Resources and Infrastructure

Policy W3: Supply of Employment Land

Policy L4: Regional Housing Provision

Policy L5: Affordable Housing

Policy EM2: Remediating Contaminated Land

Policy EM15: A Framework for sustainable Energy in the North West

Policy EM16: Energy Conservation and Efficiency

Policy EM17: Renewable Energy

**Adopted Chorley Borough Local Plan Review**

GN1: Settlement Policy – Main Settlements

GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats

GN9: Transport Accessibility

EP4: Species Protection

EP9: Trees and Woodland

HS1: Housing Allocations

HS4: Design and Layout of Residential Developments

HS5: Affordable Housing

HS6: Housing Windfall Sites

HS21: Play Space Requirements

EM9: Redevelopment of Existing Employment Sites for Non-Employment Uses

TR4: Highway Development Control Criteria

TR2: Development Access Points

SPG – Design Guidance

SPG – Proof of Marketing: Policy EM9. Redevelopment of Existing Employment Sites for Non-Employment Uses

**Local Development Framework**

Policy SR1 – Incorporating Sustainable Resources into New Developments

Sustainable Resources – Development Plan Document and SPD

Sustainable Resources SPD

Sustainable Resources DPD

**Planning History**

The only application relevant to the current planning application was in 2001 (01/00696/FUL) for the erection of 15 dwellings and associated infrastructure, which only related to the eastern part of the current site. The application was withdrawn before it was determined.

**Background**

The application site is 1.44 hectares in size located to the south west of Chorley town Centre. It is bounded by the residential properties on Pembroke Place, Walleys Road, Oakwood Road, Collingwood Road and Letchworth Drive. The site is currently accessed of Deighton Road.

There is presently a mill building on the west part of the site backing onto the properties on Pembroke Place and Collingwood Road. There is a single storey office building in the northeast corner of the site and the two semi-detached properties on Deighton Road at the existing access point which are also

included in the application. There is a mixture of hardstanding and scrubland on the part of the site not covered by buildings which is largely overgrown. There are a number of trees on boundaries of the site, most notably on the southern boundary with Walleys Road and a small group of trees on the east boundary with no. 16 Oakwood Road.

In terms of topography the majority of the site is relatively flat although it falls slightly from east to west and north to south with greater fall down to the north/northwest of the site.

It is proposed to demolish the buildings on the site (including the pair of semi-detached dwellings on Deighton Road) and remove the surrounding hardstanding to develop the site for residential use.

## Consultations

### Chorley Council Planning Policy

The Council's latest employment land review (April 2009) states that the site has limited ability to deliver regional or local economic development objectives in its current employment use but could perform a role in the employment hierarchy, including local businesses.

Part of the land is allocated for Housing under policy HS1.20, the remainder of the proposed site is covered by policy GN1 under which there is a presumption in favour of appropriate development. However, policy EM9 protects employment land from non-employment uses.

It is understood that the applicant's business is struggling due to the cost of maintaining the Mill and wishes to relocate within Chorley Borough. The Council is minded to support such a relocation, however, it would prefer to see an employment use retained at this location. Proof of marketing is required in accordance with Policy EM9 in order to demonstrate that there is no realistic prospect of an employment re-use of the land and premises or redevelopment for employment purposes would not be economically viable.

Proof of marketing has been submitted which demonstrates that the requirements of Policy EM9 and the SPG have been met; therefore redevelopment for non-employment uses is acceptable.

Policy SR1 of the Sustainable Resources DPD requires that developments of 5 or more dwellings must incorporate sustainable resources into the development. As this application is only for outline with layout matters reserved, no information in relation to this policy is required at this stage however the requirements must be taken into account when determining the layout of the site and an Energy Efficiency/Resource Conservation Statement submitted as part of the reserved matters application demonstrating how the requirements of Policy SR1 have been addressed.

The Council's Urban Designer has provided advice on achieving a suitable layout and design on the site. Although these matters do not form part of this application and will be considered by a reserved matters application, the applicant will be made aware of them.

### Lancashire County Council Highways

State in principal there is no objection to this development or the arrangements to access it. It is perceived it would be a benefit to remove the HGV traffic that presently uses the site and bring it into residential use. The increase in vehicular movements would well within the capacity of the existing road network.

Whilst the vehicular movements would not require alterations to the existing roads, the likely pedestrian traffic would. Given the location of shops, schools and other nearby pedestrian-accessed destinations, more pedestrians will want to cross Collingwood Road at its junction with Letchworth Drive. The accident record here is not good despite the use of a part-time crossing patrol. They would therefore ask the S106 Agreement to include the cost of a Puffin Crossing at this point.

Their comments relate to the outline application only and they state they have not agreed that the indicative plan is acceptable in terms of highway layout.

Lancashire County Council 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.

United Utilities

Have no objection to the proposal

Environment Agency

Have no objection in principle to the proposal subject to a condition relating to ground contamination.

Chorley Council Contaminated Land Officer

Due to past use of, and activities upon and/or adjacent to the site, there is a potential for ground contamination. They state they have reviewed the information submitted with the application with respect to land contamination assessment and this information should be used to guide further site investigation and risk assessment, which is required to ensure compliance with current best practice guidance. As they would need to see a detailed report of site remediation proposals prior to any development and given the size and sensitive end-use of the proposed development, they recommend conditions that should be applied to any permission.

Lancashire County Council Ecologist

Has reviewed the Bat Survey and Preliminary Tree Survey and does not object to the proposal subject to the implementation of planning conditions to ensure compliance with the relevant policies and guidance.

Natural England

State they are not aware of any nationally designated landscapes or any significant impacts upon Natural England's other interest, though they note that the information provided identifies that bats, which are a legally protected species, may be affected by the proposal and are a material consideration in determining the application.

Police Architectural Liaison Officer



States they have searched the crime data and crime and anti-social behaviour in the area of the proposed site not to be of particular concern. However, the alleyway at the rear of the development causes concern as a potential for future crime and disorder.

#### Chorley Council Strategic Housing

In respect of the 20% affordable housing requirement on the site, the Central Lancashire Interim Housing Needs Study states that the tenure split should be 80% Social Rented Units and 20% Intermediate Units (Shared Ownership/Discounted Open Market Sale). The principle need for properties in this area is for two and three bedroom family houses.

#### Chorley Council Arboricultural Officer

The site around the factory is mainly overgrown scrub. The ground is very wet and any trees worthy of retention are around the boundary, mainly on the southern side. There are three Oaks and two Sycamores here of around 10 metres height, all worth keeping. The rest of the trees along the south boundary are as shown on the plan and they agree with the ones marked on the tree survey as worthy of keeping.

Given that these trees are in a long row, any Root Protection Areas would be best served by running a fence line along the whole length of the trees, giving a minimum of six metres clearance from the trunks of the trees, given their sizes.

There are some Sycamores and others along the northeast corner, by Ventnor road, but of these the Hawthorn in the corner is worth keeping. There are some semi-mature Sycamores here also but they are in such close proximity to the house on the other side of the fence that they would cause huge problems for the household in the next few years and as such they would not recommend them being protected by a Tree Preservation Order.

In summary, the southern boundary of this site contains almost all the trees worthy of protection and they would recommend they be covered by a Tree Preservation Order, also including the hawthorn in the northeast corner.

#### Coal Authority

##### Standing Advice

### **Representations**

Nineteen objections have been received to the application, although several residents state that they are in support of the site being redeveloped for residential use in principle, they do have concerns regarding the development.

The planning reasons for objection can be summarised as:

- Increases in traffic – the roads are already too busy as they provide a ‘cut through’ for traffic heading in and out of the town centre. Extra traffic will be detrimental to road safety and the amenity of residents. The roads are already very busy especially at school times and on-street parking is difficult, especially when the older properties were built without any off-street parking.
- School class sizes in the area are large enough, or you can't get your child into the school you want;

- There will be overlooking of the existing houses surrounding the site;
- There will be noise from the new families living on the estate;
- There is already enough housing being built in the area;
- The demolition and site preparation will result in heavy vehicles to the area and result in dust and dirt;
- The number of dwellings proposed seems excessive for the site;
- There will be problems with drainage;
- Three-storey houses are unacceptable and may result in overlooking;
- Access to the alley to the rear of the properties on Collingwood Road/Letchworth Drive must be maintained;
- A traffic survey should be undertaken;
- The access on Deighton Road is not wide enough to serve as the access to the site if there is parking on both sides;
- The height of the buildings at the entrance to the site are too high at three and two and a half storeys, these should be towards the centre of the development rather than dominating the entrance;
- Planting proposed may block light to the rear of existing properties;
- The factory is quiet in the evenings and at weekends and the proposal will increase noise at these times.

### **Applicants case**

The mill building contains around 4,800m<sup>2</sup> of commercial floorspace within a structure which no longer serves the needs of a 21<sup>st</sup> century business which the site owner continues to operate. Although the building is now used for the storage and distribution of textiles, rather than their manufacture, the layout and internal arrangements and roof heights of the building do not allow the business to operate as efficiently as would be the case with a new building. The business presently operates between approximately 07.00 and 18.00 on weekdays, although there are no planning controls on the site which prevent 24 hour operation and delivery wagons can arrive outside these hours.

The age of the building means it now requires regular repair and refurbishments which are becoming both more frequent and more expensive. The cost of repairs to the building is no longer sustainable in the medium or long term. In addition the access to the site via Deighton Road and the surrounding on-street car parking can block or partially obstruct the movements of HGVs to the site and there can be delays in them delivering their loads. This also causes problems with other residential traffic.

As a consequence the use of the building has diminished over recent years and parts of the floorspace have been sub-let to other businesses. The applicant has therefore made the decision to relocate his business within the Chorley area, to enable it to operate in a more efficient and effective way. If the business is not relocated, it is unlikely to continue to trade in the medium to longer term.

### **Assessment**

#### Principle of the development

Part of the site to the east and south (the area not forming part of the existing building complex or area of hardstanding) is allocated for housing in the adopted Local Plan by Policy HS1.20.

The part of the site not covered by the housing allocation is currently an employment site and therefore if it to be developed for non-employment uses, policy EM9 and its associated Supplementary Planning Document must have been satisfied.

A Proof of Marketing Report accompanies the application as required by Policy EM9. In addition the applicants state that Park Mill pre-dates virtually all of the residential development in the local area, but over the years the site has become completely enclosed by housing, much of which is located within a very short distance of the mill building itself.

Chorley Council Planning Policy Section has considered the proposal against the criteria in Policy EM9 and accepts that the application complies with the Development Plan and is therefore acceptable in principle.

#### Layout, Design, Scale and Appearance

The application is made in outline with only the access being specified at this stage. The layout, appearance and scale of the buildings will therefore be dealt with at the reserved matters stage. However, as is necessary the applicant has provided an indicative layout plan and details of the scale and massing of the proposal to ensure appropriate development can be achieved on the site.

In terms of scale the majority of properties on the site would be two-storey. Originally 3, three-storey buildings were proposed at key focal points within the site, however the proposed three-storey dwelling at the Deighton Road access has been reduced to two-storeys (and an amended plan received) following concerns it would be seen in the context of the wider area which is made up of single-storey bungalows and two-storey properties as well as its relationship with existing properties. The 2 remaining three-storey dwellings proposed are within the site itself and are considered acceptable as they will add visual interest to the layout.

The proposed house types would be a mixture of detached, semi-detached and mews houses. This is also considered acceptable as there are a range of property types in the surrounding area.

It is therefore considered that the site is capable of accommodating a scheme based on the above parameters.

#### Neighbour Amenity

The application is only made in outline and the plans included are only indicative of a possible layout. The application acknowledges the difference in ground levels between the existing dwellings and the site and that any scheme at reserved matters stage will have to comply with the relevant interface guidelines for new residential developments (which also take into account differences in ground levels) in terms of the proximity between the existing and new dwellings.

#### Highways and Parking

The access to the site is the only matter that is to be considered in full as part of this application. The site is proposed to be accessed at two points; the existing access to the site on Deighton Road will remain and an additional access will be created on Oakwood Road. This second access is covered by Policy TR22: Development Access Points in the adopted Local Plan which

prevents access to future development proposals from being built on for other purposes and is therefore acceptable in principle. Lancashire County Council as Highways Authority for the area does not object to the access points. In addition the lawful use of the land with no restrictions on the hours of operation (due to its age) must be taken into account. It is considered given this position and the proximity of the site to the residential properties that have grown up around it, that the site would be better in residential use in terms of highways

In terms of parking the scheme is proposed to have 200% (two spaces per dwelling). Although this would be assessed as part of the layout at the reserved matters stage, the applicant has been made aware of the current parking standards for residential developments (i.e. a dwelling with four or more bedrooms requires three off-road parking spaces). Although the number of bedrooms per dwelling has not been identified at this stage, they are aware that any reserved matters application will need to comply with the parking standards in force at that time.

The cost towards a puffin crossing is part of the s106 agreement as requested by LCC Highways.

#### Contamination

The east part of the site is filled land and a contamination assessment has been submitted with the application

#### Affordable Housing

Local Plan policy HS5 states that a minimum proportion of 20% of units on a site over 1ha (or 25 dwellings or more) should be affordable. On this site that would mean 14 of the dwellings should be affordable and these should be at a tenure split of 80% Social Rented Units and 20% Intermediate Units.

However, the applicants state that the Park Mills site has significant abnormal development costs. These include contamination issues and due to the proximity of the mill building to the adjacent houses the demolition costs are likely to be higher than normal.

The application is accompanied by a viability assessment report which examines the costs of developing the site and the consequent impact of these costs on the viability of the scheme. The report concludes that the development is only viable under current market conditions with 6 units of affordable housing, which equates to 8.8% of the total development and that 20% affordable housing as required by policy would not produce a sufficient profit margin to attract any potential developer.

It therefore needs to be considered whether there are sufficient planning reasons to warrant negotiation of the level of affordable housing to restore viability and allow delivery of the scheme. The financial appraisal report has therefore been assessed by a surveyor from the Council's Property Services provider and further discussions have taken place between them and the developer to look at ways of securing a justified affordable housing on the site.

It is considered there is justification for reducing the amount of affordable housing units on the site in terms of the viability of the scheme. Non-viability of a scheme is a material consideration in

determining planning applications and it is acknowledged that the current affordable housing requirements were formulated in a different economic climate to that which is now being experienced.

It was concluded that with the full 20% affordable housing provided, the amount of profit would be very sensitive to anything going wrong such as the contamination becoming more expensive, or further expense with the mill being demolished and then not achieving the sale prices shown.

Although a higher level of affordable housing is likely to be achieved by changing the tenure split from 80% Social Rented Units and 20% Intermediate Units to a mix with a lower proportion of social rented, the demand within the area is for social rented, so it is not considered this would be acceptable. To achieve social rented the number of units would therefore have to be reduced. In terms of the financial appraisal it is considered that 10 social housing units can be achieved on the site, while still allowing the development to be financially viable.

However, as the market may improve, the applicant has agreed to a clause in the Section 106 legal agreement through which the affordable housing is provided which links any uplift in value of the site to the level of affordable housing to be provided. In addition, the Council is obviously keen to see the existing business on the site retained within the Borough. The applicant has envisaged there may be a need to reduce the number of affordable units, on a sliding scale, down to a reduction of 7 if they encounter problems purchasing a new site within the Borough. However it is not considered a s106 agreement would be able to cater for the various possible eventualities, and if such a situation arose the s106 agreement would have to be amended at that time. Therefore, whilst affordable housing is a priority it is accepted there is considerable benefit in retaining a long standing employer within the Borough and therefore if the business found a site within the Borough the Officers recommendation is to agree to lower the level of affordable housing provision if necessary to secure this. The precise number of units would be dictated by the cost of the land/unit to be purchased for the relocation of the business at the time, but the lowest figure of affordable units accepted would not be less than 7. By accepting the recommendation of this report, Committee would also be accepting to vary the s106 as outlined above if necessary.

#### Sustainable Resources

The Council has adopted a Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document, both of which form part of Chorley's Local Development Framework, the provision of Policy SR1 applies to this proposal. The policy requires all new dwellings to achieve Code for Sustainable Homes Level 3 and above (dependent on when they are constructed) and that low carbon energy sources form part of the development which reduce the carbon emissions of predicted energy use by a minimum of 10%. As this application is an outline application this requirement will be dealt with via a condition to be submitted at reserved matters stage.

#### Ecology

A bat survey report accompanies the application. The County

Ecologist has reviewed the report does not object to the scheme subject to appropriate conditions.

#### Trees

The trees warranting protection according to the Arboricultural Officer on the southern boundary of the site and the Hawthorn next to Ventnor Road/Oakwood Road junction have been protected by Tree Preservation Order 7 (Chorley) 2009 (subject to confirmation). These trees are proposed to be retained in the tree survey accompanying the application. A condition regarding the scheme being carried out in line with this tree survey is proposed.

#### Commuted Sum

New housing developments not large enough to require the provision of on-site public open space, such as this, are required to enter into a legal agreement for a commuted sum per dwelling for the provision of off-site facilities. In this case some open space is provided on site at the entrance and therefore the commuted sum payment has been adjusted accordingly, but the requirement to provide the illustrated amount of open space has been included in the legal agreement. It is therefore considered that the proposal complies with the Councils requirements in this respect.

#### Other

The Police Architectural Liaison Officer has raised concern regarding the alleyway at the rear of the development as a potential for future crime and disorder. The only way to secure this would be through alley gates. However, the site is not within the application site boundary and residents living in the houses that back onto it at present have expressed that access to it must be maintained at all times.

**Recommendation**    **Approve (subject to s106 agreement), refuse if not sign by statutory target date.**

#### **Conditions**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved indicative Masterplan (reference 09-026 Drawing No: 001 Rev E October 2009), in relation to the scale, including building heights, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure an acceptable form of development for the site within the parameters of the outline permission.*

3. No development shall take place until:

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

present to the site, risks to receptors and potential for migration within and beyond the site boundary;

- b) All testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) The Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

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

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use, in accordance with PPS23.*

4. No part of the development hereby permitted shall not be occupied until the two 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.*

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. 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 interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed 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. 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. This shall include details of how the proposed driveway/hardsurfacing to the front of the properties/communal areas shall be

constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway). The development shall only be carried out in conformity with the approved details unless otherwise agreed to in writing by the Local Planning Authority

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

8. 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.*

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

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

10. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system the Environment Agency may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

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

11. The application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot by means of low carbon sources. 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.*

12. The application for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be



required to meet Level 6 of the Codes for Sustainable Homes. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

13. The application for approval of reserved matters shall be accompanied by full details of the location of the on site affordable housing units. The development shall only be carried out in conformity with the approved details.

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

14. 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.*

15. 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. The trees on the southern boundary/southwest corner of the site shall be fenced along the whole length of the trees, giving a minimum of six metres clearance from the trunks of the trees. Any other trees to be retained on the site shall be fenced at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

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

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

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

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

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

18. Prior to the commencement of the development full details of the bin storage facilities associated with the proposed residential units shall be submitted to and

approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

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

19. The demolition of the existing buildings and subsequent development hereby permitted shall only be carried out in accordance with the bat mitigation proposals in sections 4.2-4.4 (inclusive) of the Report of Licensed Bat Survey (dated May 2009) carried out by the Environmental Research & Advisory Partnership.

*Reason: To ensure the continued and future protection of bats and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review and PPS9..*

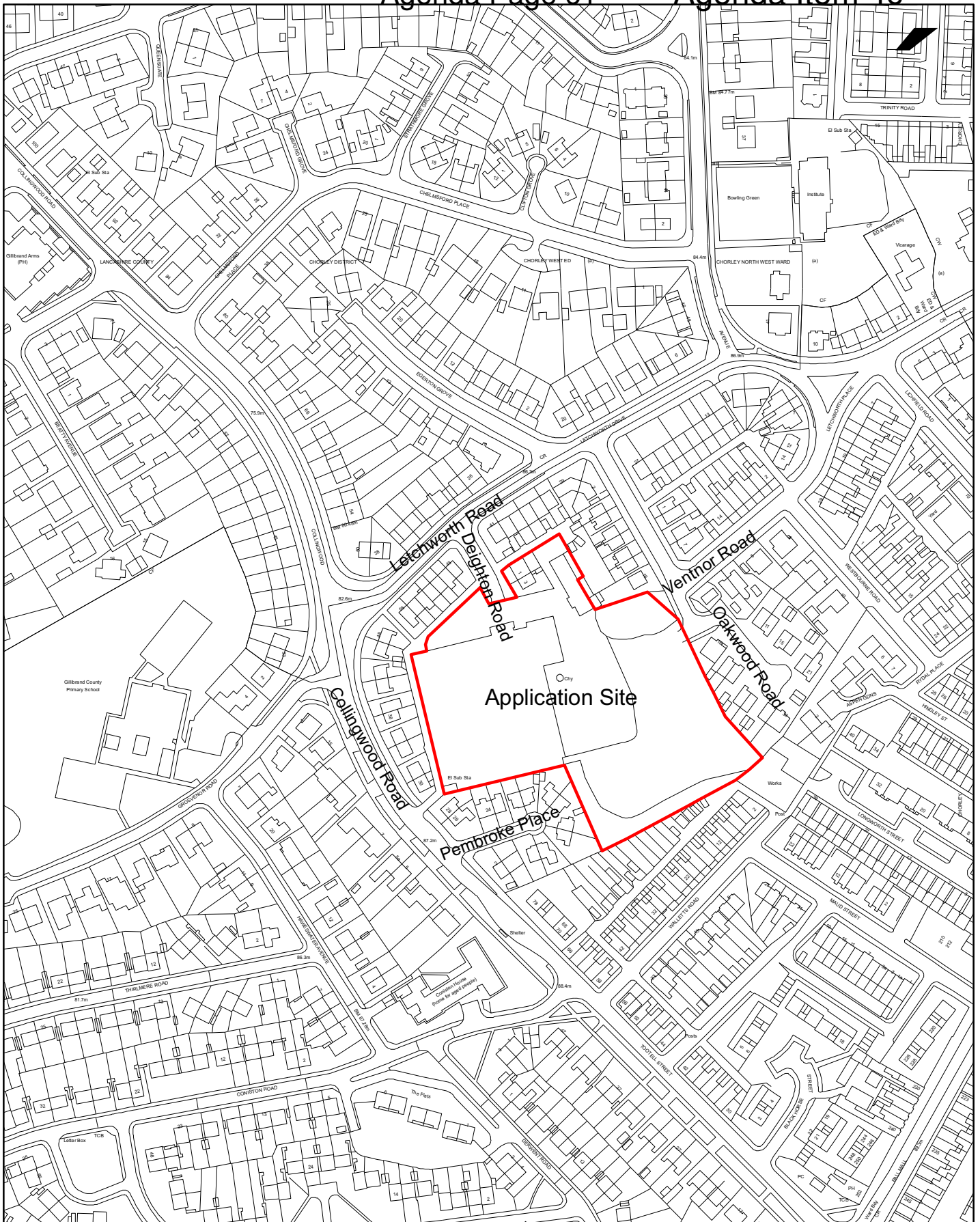
20. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

*Reason: To reduce the risk of flooding and in accordance with PPG25.*

21. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

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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.

**09/00665/OUTMAJ**

Grid Ref:

**E: 357775**  
**N: 416798**

Scale:

**1:2,500**

**3**

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### KEY

- THREE STORY RETAIL BUILDING
- MARKET STREET GREEN
- PUBLIC OPEN SPACE
- HIGHWAY FOOTWAY
- INTERNAL COURTYARD
- GREENERY
- INTERNAL COURTYARD
- STREET PARKING
- CARPORT
- CARPORT
- CARPORT
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- CARPORT
- CARPORT

Secondary room windows to side elevation only

All landscaping shown is indicative only and subject to approval of detailed landscaping proposals to be dealt with under cover of reserved matters application.

Retention of existing wall to be determined prior to demolition of main building.

Retention of existing wall to be determined prior to demolition of main building.

**TOTAL 68 UNITS**

Unit Type	Count
1 Bedroom	20
2 Bedroom	30
3 Bedroom	18

**mck associates limited**  
 ARCHITECTS & PLANNERS  
 145-147 DEIGHTON ROAD  
 CHORLEY, LANCS BB9 7LQ  
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**PLANNING**

Application No. **A1**

Date of Submission: 21 AUG 2018

Site Name: CHORLEY PARK MILLS DEVELOPMENT

Project Description: PROPOSED RESIDENTIAL DEVELOPMENT, FORMER PARK MILLS, DEIGHTON ROAD, CHORLEY

Submitted By: MCK ASSOCIATES LIMITED

Submitted To: CHORLEY BOROUGH COUNCIL

Date of Meeting: 19 SEP 2018

Meeting: 19 SEP 2018

Agenda Item: 4c

Page: 2 of 2

## PROPOSED RESIDENTIAL DEVELOPMENT, FORMER PARK MILLS, DEIGHTON ROAD, CHORLEY MASTERPLAN FOR DISCUSSION

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**Item 4**                      **09/00696/FULMAJ**                      **Permit (Subject to Legal Agreement)**

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

**Ward**                                      **Coppull**

**Proposal**                              **Residential development comprising 40 dwellings and associated access roads**

**Location**                              **Land Between Waggon And Horses Public House And Summerfields Chapel Lane Coppull**

**Applicant**                              **Arley Homes North West Ltd**

**Proposal**                              The application is in full and proposes the redevelopment of the site of the Waggon and Horses public house at the corner of Coppull Moor Lane and Chapel Lane and the redevelopment of the site and what is now an adjoining field for 40 dwellings. The application is accompanied by a sustainability statement, transport statement, flood risk assessment, phase 1 environmental site assessment, ecological survey and assessment, flood risk assessment and a noise report. The site is bounded by 2 storey dwellings to the north on Summerfields, a main railway line to the west, Chapel Lane to the east and Coppull Moor Lane to the south with dwellings beyond.

**Policy**                                      **Regional Spatial Strategy:**  
 Policy DP1: Spatial Principles  
 Policy RDF1: Spatial Priorities  
 Policy RDF2: Rural Areas  
 Policy L4: Regional Housing Provision  
 Policy CLCR: Central Lancashire City Region Priorities

**Chorley Borough Local Plan Review**  
 DC3 – Areas of Safeguarded Land  
 DC10 – The Protection of Community Facilities in Rural Areas  
 HS4 – Design and Layout of Residential Areas  
 HS5 – Affordable Housing  
 GN5 – Building Design and Retaining Landscaping Features and Natural Habitats  
 TR4 – Highway Development Control Criteria

**Planning Policy Statement 1:** Delivering Sustainable Development

**Planning Policy Guidance 2:** Green Belts

**Planning Policy Statement 3:** Housing

**Planning Policy Guidance 13:** Transport

**Planning History**                      **08/01253/OUTMAJ** – outline application for residential development for 33 dwellings and access and scale – permit subject to a S106 agreement

**Consultations**                              **Environment Agency** – No objection in principle subject to a condition requiring surface water attenuation. Support the

recommendations in the Ecological Survey and Assessment with regard to protection of vegetation, breeding birds and bats. Recommend a buffer zone next to the railway line.

**Neighbourhoods Directorate** – Satisfied with the submitted Phase 1 report and the recommended intrusive ground investigation works. Should contamination be found appropriate measures should be taken to render the site safe for the intended use and the application conditioned as such.

**Lancashire County Council Highways** – There are no objections to the principle of this development, the site access or the general arrangements. However, there are a number of minor issues to be addressed concerning the alignment of the new road, the length of some driveways, kerb radius to Chapel Lane/Coppull Moor Lane and the radius of the new Summerfields junction. These can be dealt with at the S38 stage.

**Lancashire County Council Ecologists** – I have reviewed the Ecological Survey and Assessment submitted. Provided conditions are attached as follows the proposals should be in accordance with the biodiversity planning policy – for the precautionary protection of bats, replacement bat roosting opportunities, protection of breeding birds, protection of trees and landscape management.

**United Utilities** – No objection to the proposal provided the site is drained on a separate system. A public sewer crosses the site and building over it is not permitted. An access strip of 6m wide, 3m either side of the centre line is required.

**Network Rail** – Require that all/any building or structure must be at least 2m from the railway boundary so that any maintenance work can be carried out without encroaching onto railway land.

**Parish Council** – No objections.

## Representations

2 letters of objection have been received raising the following points

- Extra traffic on Chapel Lane will cause safety problems together with the use of Summerfields as the only access point
- Affect the outlook of existing adjacent dwellings
- Loss of public house as a community facility
- Spoil the rural nature of the area
- 40 dwellings is excessive for the site

## Applicant's Case

The applicant has submitted a planning statement raising the following matters:

- The illustrative layout shows 40 dwellings at a density of 37 dwellings per hectare
- One new access is shown onto Chapel Lane by utilising Summerfields
- The public house has not traded well for a number of years and due to competition in the area, poor location and small size it will continue to prove unviable
- Although shown as safeguarded land in the Local Plan, following the adoption of the RSS



and its housing figures not being maximums together with the demonstrable need for affordable housing represent very special circumstances

- A community involvement exercise was carried out in December last year involving leafleting 150 local addresses and a public exhibition. 15 responses were received with 9 expressing support and 4 against the proposal
- The site is in a sustainable location only 850m from the centre of Coppull close to shops, pubs, services and public transport
- There will be 11 affordable housing units
- There is already a resolution to approve in outline a scheme for 33 house which only requires the signing of a Section 106 agreement to include 11 affordable dwellings
- Will create a high quality sustainable redevelopment that respects the grain and character of the surrounding area

## Assessment

In March this year Committee considered a report on an outline application on the site for 33 dwellings and resolved to grant planning permission subject to the applicant entering into a Section 106 agreement for the provision of 11 affordable houses and the necessary contribution to the provision of play areas. The current application follows the site's acquisition by a housebuilder who has produced a layout using their own house types rather than the illustrative layout produced for the outline application. The submitted designs and streetscene are considered acceptable in this location and show walls and railings along the Chapel Lane frontage, a timber post and rail fence along Coppull Moor Lane towards the junction where there would be wrought iron railings. The houses themselves would be of red brick and grey roof tile with a variety of house types including some with raised ridge heights of 0.6m to accommodate additional bedrooms in the roofspace with roof lights or small dormer.

The main issues to consider with regard to this new application are: planning policy, housing considerations, highway considerations, ecological considerations and loss of a community facility these are dealt with in turn.

### *Planning Policy*

The Development Plan comprises the Regional Spatial Strategy and the saved policies in the Chorley Local Plan. The Local Plan policies will be replaced by the Local Development Framework and site allocations DPD. Both of these documents are in the course of preparation with adoption anticipated in two years time. The application site is covered by Policy DC3 which identifies land which may be required for development in the future. The concept of safeguarded land is set out in PPG2 Green Belts. This explains that in order to ensure the protection of Green Belts over a long timescale it may be necessary to

safeguard land between the urban area and the Green Belt which may be required to meet longer-term development needs. Regional/strategic guidance should provide a strategic framework for considering this issue. No development which would prejudice later comprehensive development should be permitted. Finally it is advised that development policies should provide that planning permission for the permanent development of safeguarded land should only be granted following a review which proposes the development of particular areas of safeguarded land. It is explained that making safeguarded land available in other circumstances would thus be a departure from the plan.

The Waggon and Horses with its large curtilage could be developed in isolation by way of a change of use to residential purposes but this would represent piecemeal development and sterilise a corner of the site. A comprehensive approach to the development of the whole of the land now rather than wait for two or three years for the LDF to be adopted is the recommended way of dealing with it and this proposal follows this approach.

#### *Housing Considerations*

The above situation is complicated by the fact that Policy DC3 is a saved policy and in the letter from the Government Office agreeing to policies being extended until the LDF is adopted, it is emphasised that where the policies were adopted some time ago new national policy guidance will be afforded considerable weight in decisions. This is particularly so with PPS3 Housing, issued in 2006 which states the Government's commitment to providing affordable housing. The current application proposes that there will be 11 units of affordable housing provided, this is in line with Policy L5 of the RSS but higher than the figure in Policy HS5 of the Local Plan. Policy HS5 states that for sites over 15 dwellings the Council will seek a minimum of 20% of the total number of units, which for this application would result in 8 affordable units. The Council would only be able to insist on a higher proportion of affordable houses in rural settlements excluded from the Green Belt and Coppull does not fall within this category. Agreement has been reached with a Housing Association who will manage the affordable housing. In this context it is considered that very special circumstances have been demonstrated to overcome the safeguarded land policy and not establish a precedent for all other such land in the Borough in view of the need for affordable housing in Coppull.

The site satisfies all the other criteria in PPS3 with regard to location in that the site is within walking distance of the centre of Coppull and other facilities and is on a limited bus route. It can be viewed as a small scale rounding off of Coppull linking in to the existing housing development on Summerfields.

#### *Highway Considerations*

The applicants have submitted a Transport Statement which concludes that the road safety record around the site does not represent a material concern in the context of the proposed development. The minor increases in traffic flows generated by the proposed development will not have a material impact on the

operation or safety of the local highway network. The Statement concludes that there are no overriding reasons to refuse planning permission on highway safety grounds. The Highway Authority have confirmed that the use of Summerfields as the access into the development is acceptable. They have raised some minor concerns that the applicant has now addressed by way of an amended plan and this also indicates a 10m radius to the Chapel Lane/Coppull Moor Lane junction. Other matters will be dealt with through the S38 adoption process.

The community involvement exercise results revealed that only two respondents raised the issue of increased traffic, however, local residents have objected on highway grounds but without the support of the Highway Authority a refusal on these grounds could not be maintained. The applicant's Transport Statement indicates that there would be a very small number of trips likely to be generated by the development such that a large investment in public transport by way of additional bus stops and support for the existing bus service would be difficult to substantiate.

#### *Ecological and Environmental Issues*

The applicants have submitted an Environmental Site Assessment which concludes that whilst no significant risks of contamination have been identified it is recommended that a ground investigation be undertaken to characterise the ground condition on the site and confirm that no contamination risks are present. This will also provide information to allow suitable foundations to be designed for the proposed dwellings and to assess the extent and nature of some fly tipping on the site. This can be secured through the imposition of a suitable condition.

Due to the site's closeness to the railway line a noise assessment accompanied the application. It concludes that when assessed in relation to criteria in PPG24 Planning and Noise, the majority of the site was where noise mitigation measures may make development acceptable. However, there should be no houses within 3m of the railway boundary and the nearest houses to the railway should be gable end on and adequate sound insulation glazing to windows overlooking the railway fitted with possibly acoustic ventilation so that they can be kept closed.

The Ecological Survey and Assessment accompanying the application concludes that provided the guidance detailed in Section 5 is satisfactorily applied during the site design and ultimately the site construction, the development of the site to a residential development is feasible and acceptable in terms of ecology and nature conservation interests and constraints. The conditions suggested by the County Ecologist covering bats, breeding birds and tree protection will secure this.

The applicant has submitted a Sustainability Statement as required by Policy SR1 of the Council's DPD – Sustainable Resources. This has raised issues with regard to demonstration of the 10% reduction in carbon emissions and is the subject of ongoing negotiations and there is a possible means of achieving this. A condition is recommended to deal with this situation.

*Loss of Community Facility*

Policy DC10 is concerned with the retention of community facilities such as a public house where the local residents would be disadvantaged or likely to lead to the closure of others. The applicant has to demonstrate that alternative facilities exist elsewhere, that it is no longer viable, efforts have been made to sell or let it, or it is in an isolated location. This proposal would mean the loss of a public house but the previous applicant provided a detailed history of the poor commercial success of the enterprise. As there are several public houses serving the population of Coppull it is unlikely that a refusal on the grounds of the loss of a community facility would be supported on appeal. The community involvement exercise carried out in December of 2008 produced 15 responses out of the 150 leaflets and questionnaires sent out. Four objectors were concerned about the loss of the public house but it was demonstrated in the Operations Report that it is not a viable concern.

*Other Issues*

The application was supported by a flood risk assessment which concludes that there is no evidence of flooding in the area. Surface water attenuation on site will be required to restrict the discharge rate. Due to the nature of the site with drift deposit clays overlying rocks, soakways and infiltration SUDS are precluded. United Utilities have agreed in principle how the site might be drained.

**Conclusion**

The proposed use of the land for the erection of 40 dwellings is acceptable with the imposition of suitable conditions. Its loss as a community facility would be difficult to substantiate. Highway aspects have been resolved. The main issue with this application remains the reconciliation with its classification as safeguarded land. It is advised that the provision of a significant number of affordable houses in accordance with the advice in the Regional Spatial Strategy and PPS3 represents the necessary circumstances to overcome Policy DC3 following the opinion of GONW in their letter extending the Local Plan policies. To release this site in advance of the LDF will not undermine the thrust of the Local Plan and therefore, not represent a departure to be notified to the Government Office.

**Recommendation** **Permit subject to a legal agreement on contribution to playspace provision and affordable housing.**

**Conditions**

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

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

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

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

3. No development shall take place until:

- a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

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

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

5. Before the demolition of the buildings on the site the survey for the possible presence of roosting bats as recommended in Section 5.2 of the report prepared by Environmental Research and Advisory Partnership received on the 23<sup>rd</sup> December 2008 shall be carried out and the results submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures found to be necessary shall be agreed in writing by the Local Planning Authority and implemented before development on the site commences.

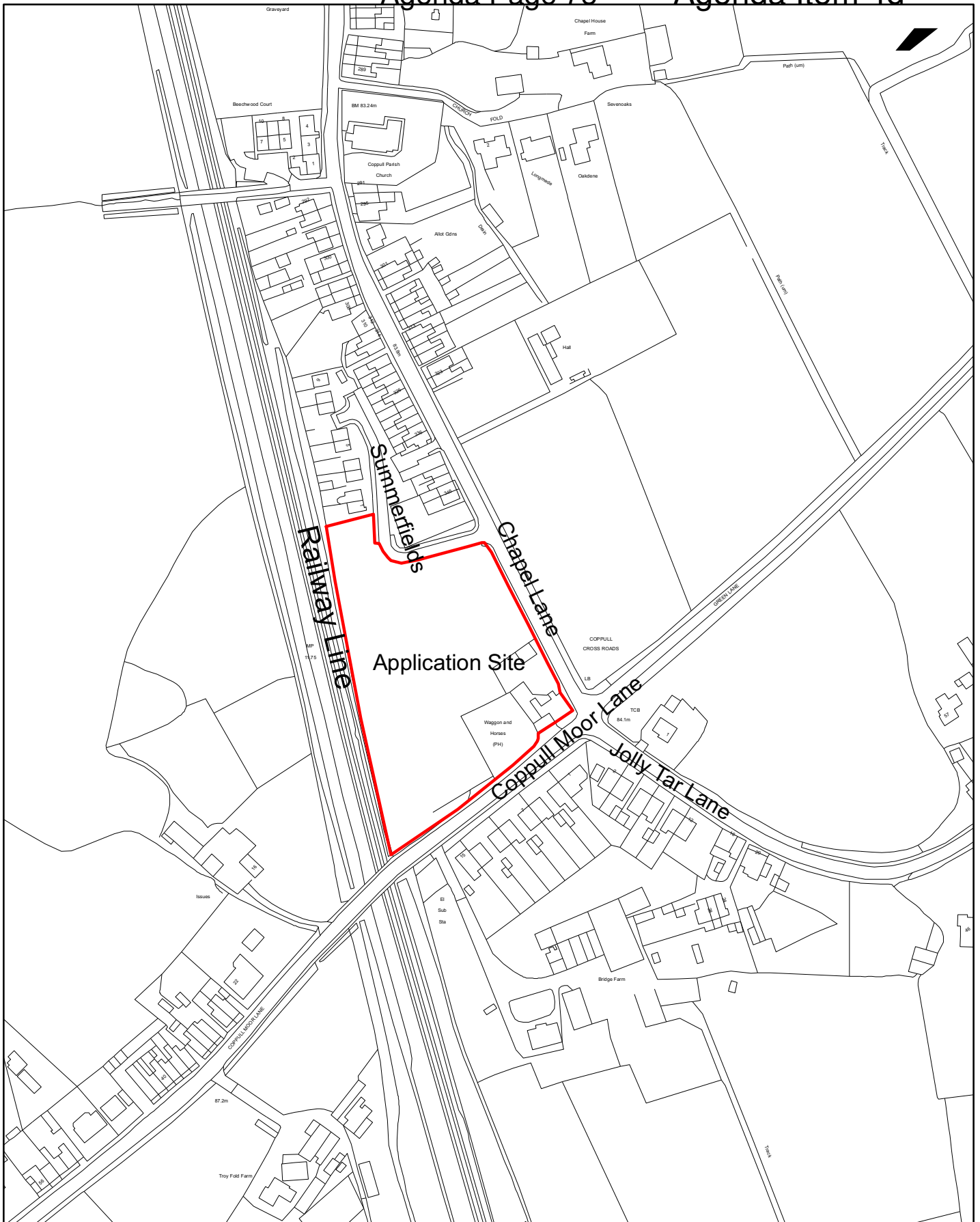
*Reason: To secure the protection of vulnerable species in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.*

6. No development shall take place until full details have been submitted of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures to be installed and implemented so as to produce a minimum of 10%, or locally set targets (whichever is the higher) of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling. No

development shall commence until the scheme has been 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 and Chorley Borough Council's Sustainable Resources DPD.*

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<p><b>Jane E Meek BSc(Hons) DipTP MRTPI</b>                  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.                  09/00696/FULMAJ</p>	<p>Grid Ref:                  E: 356820                  N: 413327</p>	<p>Scale:                  1:2,500</p>	<p>4</p>

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<b>Item 5</b>	<b>09/00702/CB3</b>	<b>Referred to Full Council for Decision</b>
<b>Case Officer</b>	<b>Mr David Stirzaker</b>	
<b>Ward</b>	<b>Chorley East</b>	
<b>Proposal</b>	<b>Erection of 8m high flagpole to display Green Flag Award</b>	
<b>Location</b>	<b>Tatton Community Centre And Park Silverdale Road Chorley</b>	
<b>Applicant</b>	<b>Chorley Borough Council</b>	

**Proposal:** This application for advertisement consent proposes the erection of an 8m high flagpole displaying the Green Flag award logo. The flagpole is proposed to be sited approx. 12m north of the Tatton Community Centre building.

**Background:** The Council's Parks and Open Spaces Officer states that the flagpole is proposed to display the proud achievement of Tatton Community Centre and Park being awarded a Green Flag which also meets the Corporate Target 12 months ahead of schedule.

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It was also seen as a way of encouraging others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green areas.

**Summary:** The main issues with this application are the impact of the flag on the visual amenities of the locality and the trees.

**Planning Policy:** **Chorley Borough Local Plan Review:**  
 GN1 - Main Settlements  
 GN5 - Building Design & Retaining Existing Landscape Features  
 LT14 - Public, Private, Educational & Institutional Playing Fields, Parks and Other Recreational Open Space

**Planning History:** 98/00158/FUL - Provision of apparatus for in-line skate park (Granted planning permission on 20<sup>th</sup> May 1998)

**Consultations:** LCC Strategic Planning

No objections to the proposed flagpole.

**Representations:** To date, no representations have been made to the Council in relation to the application. However, if any are made, they will be reported in the Addendum.

**Assessment:** Principle of development

Tatton Community Centre and Park is located in the main Chorley Settlement Area covered by Policy GN1 of the Chorley Local Plan Review. The only reason why advertisement consent is required is because a national flag is not being displayed otherwise advertisement consent would not be required. Notwithstanding this, given the site is in the main Chorley Settlement Area, the

principle of new development is acceptable subject to accordance with other relevant Planning Policies.

#### Layout and Design and Appearance

The flagpole is proposed to be 8m high and will display the Green Flag Award relating to the recently awarded status of the site. The flagpole will be sited approx. 12m north of Tatton Community Centre close to one of the tarmac pathways that run throughout the site. The site contains a variety of play equipment and the main recreation area is floodlit so there is a range of different structures and buildings on the site.

Given there are already floodlighting columns on the site of a similar height and various other forms of development, on this basis, it is not therefore considered that the flagpole will be detrimental to the visual character of the park and wider area.

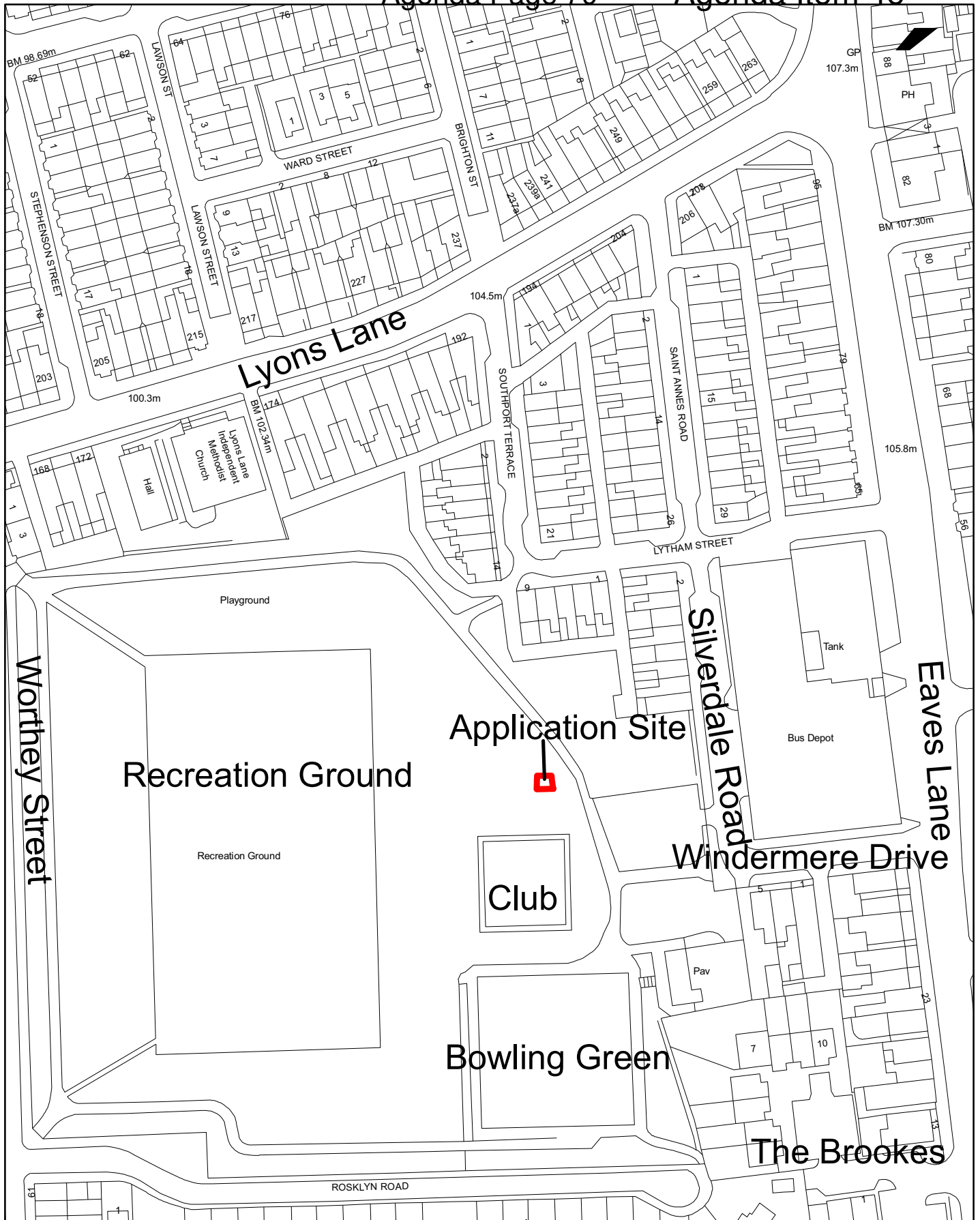
#### Neighbour Amenity

The nearest residential property to the flagpole is approx. 32m away, a distance which is broken up with established existing trees. The flagpole is not a bulky structure and given the stated distance, it is not considered that it will harm the living conditions of the occupiers of the adjacent residential properties hence there are no objections on these grounds.

**Conclusion:** On the basis of the above, it is considered that the flagpole is acceptable and that advertisement consent be granted.

**Recommendation: Referred to Full Council for Decision**

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<p>Application No.                  09/00702/CB3</p>	<p>Grid Ref:                  E: 359181                  N: 417313</p>	<p>Scale:                  1:1,250</p>	<p>4</p>

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**Item 6**                      **09/00703/CB3**                      **Referred to Full Council for Decision**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Wheelton And Withnell**

**Proposal**                              **Erection of 8m high flagpole to display Green Flag Award**

**Location**                              **Nature Reserve Bounded By Bury Lane And Bolton Road  
Withnell Lancashire**

**Applicant**                              **Chorley Borough Council**

**Proposal:**                              This application for advertisement consent proposes the erection of an 8m high flagpole displaying the Green Flag award logo.

**Background:**                              The Council's Parks and Open Spaces Officer states that the flagpole is proposed to display the proud achievement of the Withnell Nature Reserve being awarded a Green Flag which also meets the Corporate Target 12 months ahead of schedule.

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It was also seen as a way of encouraging others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green areas.

**Summary:**                              The main issues with this application are the impact of the flag on the visual amenities of the locality and the trees.

**Planning Policy:**                              **National Planning Policy**  
Planning Policy Guidance Note 2 (PPG2)  
**Chorley Borough Local Plan Review:**  
DC1 - Development in the Green Belt  
GN5 - Building Design & Retaining Existing Landscape Features  
EP2 - County Heritage Sites & Local Nature Reserves  
EP9 - Trees and Woodland  
LT14 - Public, Private, Educational & Institutional Playing Fields, Parks and Other Recreational Open Space

**Planning History:**                              There is no recent planning history on this site.

**Consultations:**                              Parish Council

To date, no comments have been received. Any comments received will be reported in the Addendum.

LCC Strategic Planning

No objections to the proposed flagpole.

Arboricultural Officer

The Arboricultural Officer advises that the flagpole will not harm the health of the trees adjacent to it.

**Representations:** To date, letters of objection have been received from two local residents, the contents of which can be summarized as follows: -

- The flagpole will be intrusive and will be taller than the trees adjacent to it
- I hope the flag will not advertise sponsors?
- The flagpole will not be in keeping with its surroundings and there is already clear signage on Bolton Road and the gates
- Surely the erection of a steel flagpole with (presumably) a nylon flag on top is not the best way to environmentally celebrate the area
- A more fitting way would be to install a bench or a stone or wooden sign at the beginning of the footpath indicating that the area has been awarded Green Flag status or in fact any other useful method of informing the public
- The siting of a steel pole is totally inappropriate and will certainly spoil the area
- Incidentally, will any trees be removed to make room for this pole?

**Assessment:** Principle of the Development

The site is in the Green Belt and the only reason why advertisement consent is needed for the flagpole is because it is not displaying a national flag, otherwise advertisement consent would not have been needed. On this basis, there are no objections to the principle of the flagpole in the position proposed given the stated fallback situation.

Layout and Design and Appearance

The flagpole is proposed to be 8m high and will display the Green Flag Award relating to the status of the site. The outward impact of the flagpole will be limited by the surrounding tree coverage and whilst there may be vistas of the site that encompass the flagpole above the tree canopy, the visual impact will be minimal and would certainly not justify refusing the application.

It is not therefore considered that the flagpole will have a detrimental impact on the character and appearance of the locality and the nature reserve.

Neighbour Amenity

The nearest residential property to the flagpole is approx. 45m away behind an existing tree belt so on this basis, it is considered that the flagpole will not have any impact on the amenities of the nearest residential properties to the site.

Trees

The Council's Parks and Open Spaces Officer advises that no trees will need to be removed to facilitate the erection of the flagpole. There are some trees adjacent to the flagpole but the Council's Arboricultural Officer advises that the proposed flagpole will not harm the health of any of the trees adjacent to its proposed location. There are no objections to the flagpole on this basis.



Other Matters

The objection letters are noted but as stated, the visual impact of the flagpole is not considered to be such that it will have a detrimental impact on the locality.

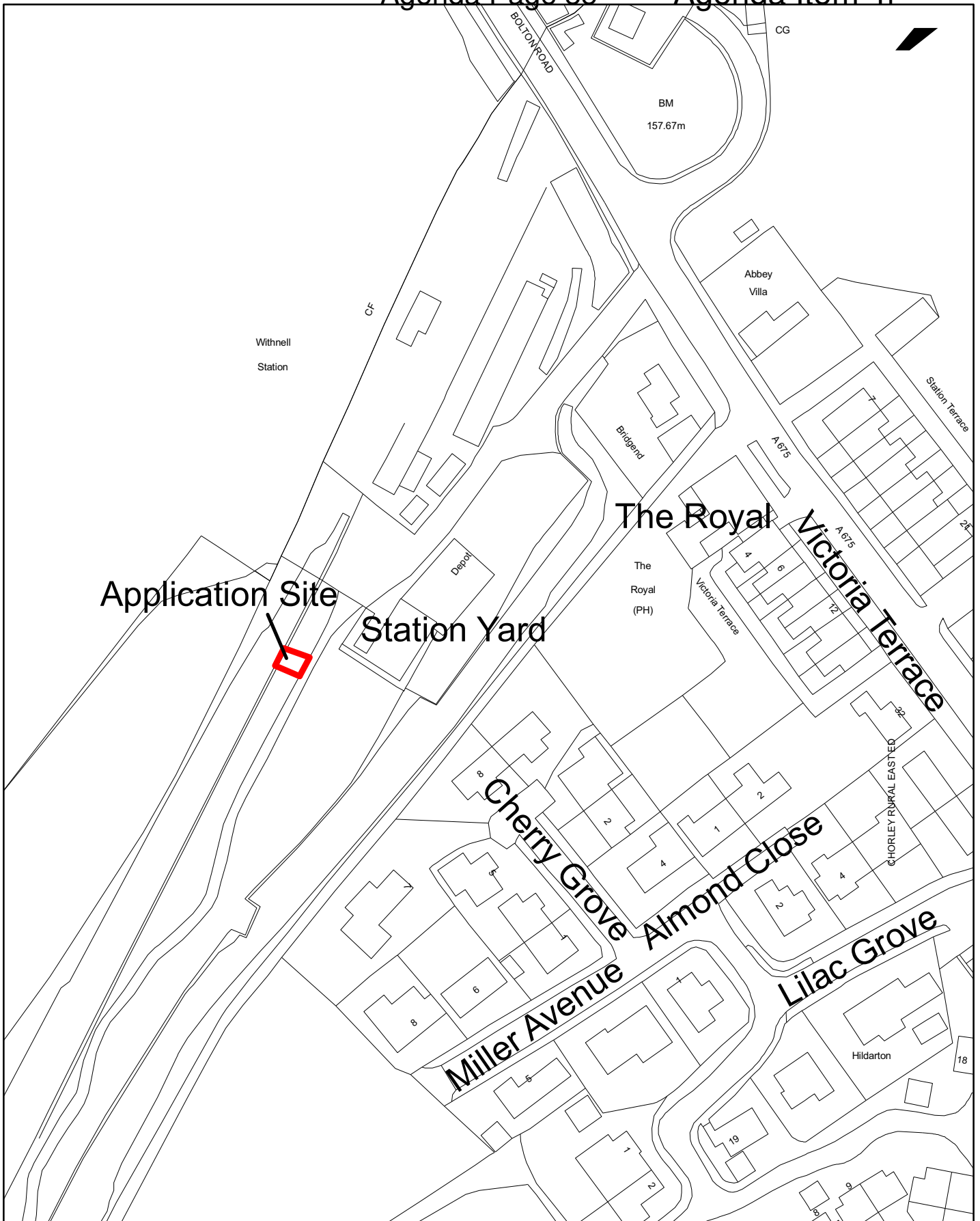
However, the comments made by a local resident regarding the provision of a new bench have been forwarded to the Council's Parks and Open Spaces Officer as they raise a separate issue not directly related to the flagpole application.

**Conclusion:** On the basis of the above, it is considered that the flagpole is acceptable and that advertisement consent be granted.

**Recommendation: Referred to Full Council for Decision**

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<p>Application No.                  09/00703/CB3</p>	<p>Grid Ref:                  E: 363599                  N: 422333</p>	<p>Scale:                  1:1,250</p>	<p>6</p>

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<b>Item 7</b>	<b>09/00708/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of a detached bungalow (resubmission of application 09/00350/FUL)</b>	
<b>Location</b>	<b>Land 15m West Of 176A Wood Lane Heskin Lancashire</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs Thomas Mauguan</b>	
<b>Proposal</b>	The application is for the erection of a detached bungalow.	
<b>Summary</b>	The site is an infill plot and therefore the proposed bungalow is appropriate development in the Green Belt and acceptable in principle. The site does have a someone unusual relationship with no. 1 The Meadows and is a simple bungalow on a small plot, however given that there are other bungalows adjacent to the site, there is no set building line in the street and the proposal complies with the relevant interface guidelines in terms of neighbour amenity it is not considered a refusal could be substantiated on planning grounds.	
<b>Policies</b>	The development plan for the area comprises the Regional Spatial Strategy for the North West and the Chorley Borough Local Plan Review 2003. The Local Plan contains policies of most relevance to the current application. In particular policies: PPG2, DC1, DC4.	
<b>Planning History</b>	The recent planning history of the site is as follows: The site history of the property is as follows:  <b>Ref:</b> 09/00350/FUL <b>Decision:</b> Withdrawn <b>Decision Date:</b> 6 July 2009 <b>Description:</b> Erection of a detached bungalow	
<b>Background</b>	The application is made in full for a single detached bungalow. A previous application (09/00350/FUL) for a similar scheme was withdrawn in July. The application site is currently the rear garden of no. 176A Wood Lane. The site is bounded by No. 1 The Meadows to the east, no. 176A to the east and no. 176 to the southeast of the site. The proposed bungalow will be accessed off The Meadows.	
<b>Consultations</b>	<u>LCC Highways</u> Have no objection to the proposal subject to recommended conditions.  <u>Neighbourhoods</u> Recommend an informative note.  <u>Coal Authority</u> Standing advice	

Heskin Parish Council

The Parish Council see little difference with the original [withdrawn] application and wish to repeat their strong objections to this proposal:

- Overdevelopment on this very small back garden site;
- It will result in loss of privacy for neighbours whose property is very close and will be overlooked;
- The proposal seems to be proposed on the line of an existing foul sewer which already cause difficulty;
- The application, if approved, will lead to considerable loss of amenity for immediate neighbours and those across the narrow estate road.

**Representations**

Six letters of objection have been received to the proposal, including from Cllr Edward Smith.

- The proposal will result in an obtrusive and cramped site out of character with the rest of the estate;
- It sill result in overdevelopment of the site;
- The dwelling will be positioned closer to the road than the other properties son The Meadows;
- The proposed building presents an extremely unattractive aspect resembling a public toilet out of keeping with strretscene and locality;
- Loss of residential amenity to surrounding residents, especially no. 1 The Meadows;
- The size of the building and plot will not proved adequate amenity for the occupier and will not provide quality housing. In addition the remaining garden at no. 176a will only be small reducing their amenity. This is out of character with the area;
- Drainage will be a problem. There is a foul drain that runs across the site and is covered by covenants;
- The site is unsuitable in the Green Belt and will create a precedent if permitted;
- The rear windows in the proposed property will be overlooked by windows in nos. 176 and 178;
- The proposed driveway is not big enough;
- The property does not fulfil a local need;
- The front of the property will be overlooked by the properties opposite;
- The front elevation has an almost blank façade to the road which is detrimental to the streetscene;
- The proposed bungalow is 8m high and would dominate the adjacent properties [the bungalow is 4m high]
- The proposal will result in a loss of privacy and light and will cause noise and pollution to the surrounding properties;
- On-road parking outside the property would cause problems due to its close proximity to the junction with Wood Lane.

**Assessment**Principle of the development

The site is in the Green Belt. Infill plots within existing villages, including Heskin, are appropriate development in the Green Belt in line with PPG2. In this case, the site in question is within an existing built up frontage within a clear group of buildings, with buildings on wither site. It is therefore acceptable in principle.

Scale, Design and Appearance

The application proposes an 'L' shaped bungalow, 4 metres in height. There are a range of properties in the immediate area. No. 176a is bungalow with a steep pitched roof while no. 1 The Meadows is also a bungalow with a lower roof and a side extension to the east that. No. 2 The Meadows next door but one to the site is also a bungalow but of a different design with a fully hipped roof. The majority of other properties in the immediate vicinity are semi-detached two-storey houses. It is therefore considered that due to the range of properties in the street it could not be argued that a bungalow would be out of keeping with the immediate area, particularly as the existing three bungalows are all of different designs.

In terms of the positioning of the bungalow on the site, although it would sit closer to the road than the majority of other properties on The Meadows, its front gable would sit almost flush with the side gable of no. 176A Wood Lane which it would almost always be viewed in the context of. In addition, there is not a clear building line on the Meadows, with different properties being set different distances from the road and at different angles. The proposed property and 176A Wood Lane will have small gardens, however many people do not wish to have a very large garden especially someone who may move into a small bungalow. It is not for the Local Planning Authority to decide how big a garden someone may wish to have, providing the scheme complies with the adopted interface distances in terms of neighbouring properties.

In terms of design the property will have a pitched roof to match those in the area. In addition the design incorporates a front gable which reflects the gable on no. 1 The Meadows and also the side gable of no. 176A Wood Lane on the corner. The bungalow is simple in its design, but so are the adjacent bungalows. It is considered that providing the detailing (such as windows set in reveal) and materials of the bungalow are of a sufficient standard that it will not be out of keeping with the surrounding properties. These will be the subject of conditions.

In terms of drainage the property will need to comply with building regulations, but covenants on the land are not a matter that can be considered as part of a planning application.

Neighbour Amenity

Due to the side extension on no. 1 The Meadows the proposed bungalow does have a somewhat unusual relationship with this property. No. 1 has a front window in part of the extension and the site of the proposed property (which is currently the rear garden of no. 176A Wood Lane) projects in front of it. The proposal does comply with a 3m plus 45-degree line drawn from this window. The proposed property will use the area in front of this window as a garden area. It is already used as a garden for no. 176A and has a fence around it. Although the relationship with no. 1 The Meadows is unusual due to the side extension it complies with the relevant guidelines and therefore it is not considered a refusal on these grounds could be justified.

The property would be built in the rear garden of no. 176A Wood Lane. This property has rooflights in its rear roof plane with upstairs living accommodation. Next to this is no. 176 Wood Lane a semi-detached house. The proposal complies with the 10m

guideline with regards to the distance between the upper floor windows and the boundary with the proposed property. There will be approximately 21m between the front window of the proposed bungalow and the properties opposite on the other side of The Meadows. This complies with the adopted interface guidelines.

It is considered there is justification to remove the Permitted Development Rights of the property for extensions and outbuilding given the size of the plot and its relationship with neighbouring properties, to protect the amenities of the adjacent properties.

#### Highways and Parking

With regards to highways, LCC (Highways) raise no objections to the application subject to conditions relating to visibility and hardsurfacing. The plan shows a double driveway to provide two-off road parking spaces as is required for a two bedroom property. However the driveway shown is slightly too narrow to allow two cars to be parked comfortably off the road. Therefore a condition will be applied to any permission that it must measure at least 5m wide. It is not considered the property will result in unacceptable on-road parking as it has off-road parking available.

#### Commuted Sum

A commuted sum is required towards public open space which is a material consideration in determining the application. This needs to be secured through a s106 agreement so the application is recommended for approval subject to this being signed.

#### Trees

There are two trees on the site. Both are proposed to be retained as part of the scheme, however their size means they do not warrant the protection of a Tree Preservation Order, which would be the only means of securing this.

**Recommendation**    **Approve (subject to s106), otherwise refuse if not signed before statutory target date.**

#### **Conditions**

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

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

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

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

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). 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 DC4 of the Adopted Chorley Borough Local Plan Review.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), (Schedule 2, Part 1, Classes A to E), or any Order 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: The property is on a small plot, therefore to protect the appearance of the locality and the amenities of the neighbouring properties and in accordance with Policy No. DC4 of the Adopted Chorley Borough Local Plan Review.*

5. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and to prevent flooding, in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

6. Before the access is used for vehicular purposes, that part of the access extended from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials as agreed to in writing by the Local Planning Authority.

*Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.*

7. Before the access for vehicular purposes, visibility splays shall be provided between the highway boundary and the points on either side of the drive measured 5m back from the nearside edge of the carriageway.

*Reason: To assist visibility.*

8. Before the development hereby permitted commences, details of the drive shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate a drive of not less than 5m wide. The driveway shall then only be constructed in accordance with the approved plan before the dwelling is occupied.

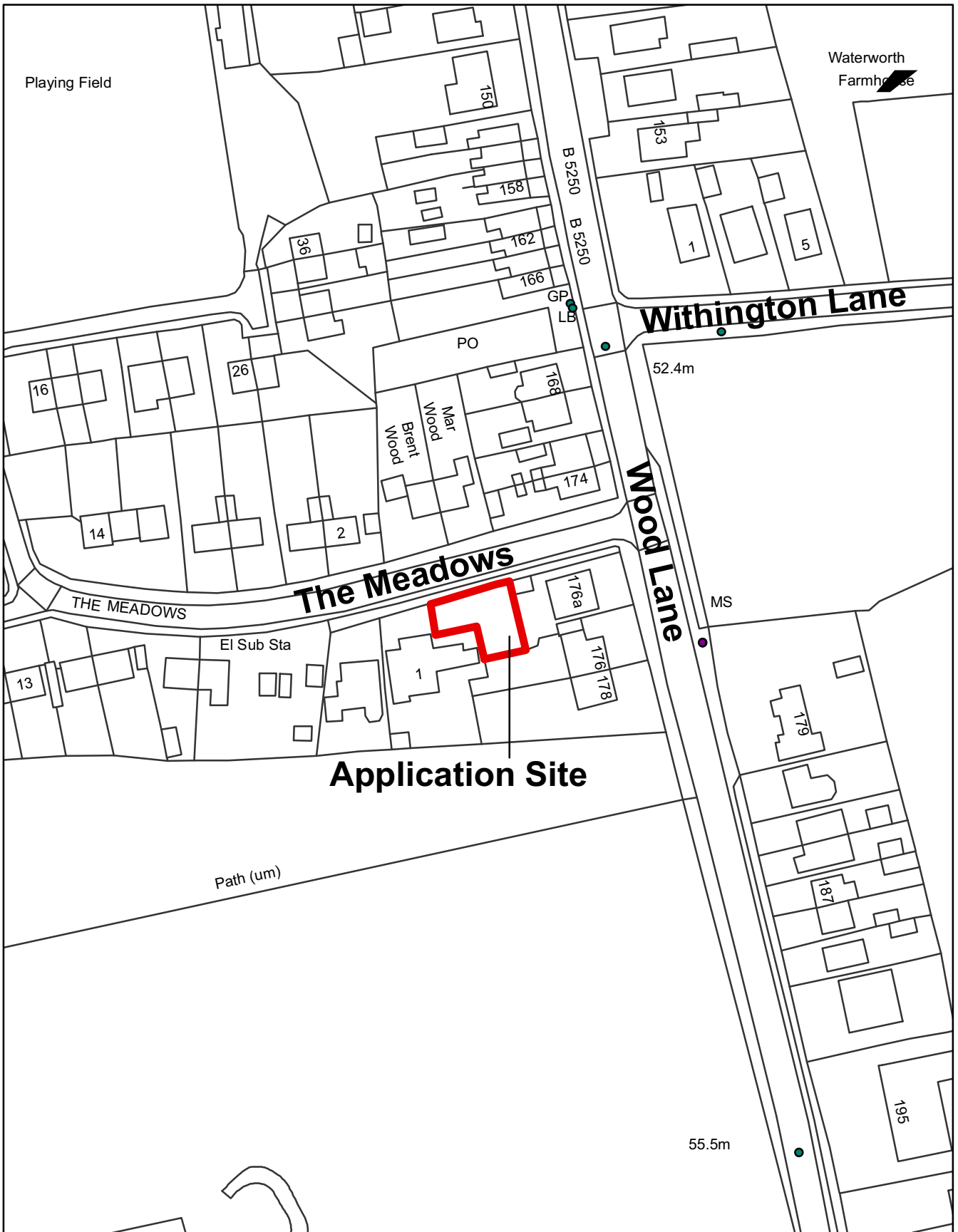
*Reason: To ensure sufficient parking is provided for the dwelling and in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.*

9. The windows in the dwelling hereby permitted shall be set in a minimum reveal of 5cm.

*Reason: In the interests of the character and appearance of the building and locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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<p>Application Number: <b>09/00708/FUL</b></p>	<p>Grid Ref: <b>E: 353144 N: 414907</b></p>	<p>Scale: <b>1:1,250</b></p>	<p>Agenda Item No. <b>7</b></p>

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<b>Item 8</b>	<b>09/00783/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Chorley North West</b>	
<b>Proposal</b>	<b>Erection of a Public House/Restaurant</b>	
<b>Location</b>	<b>Land 65m South East Of Tesco Superstore And On The South Side Of Foxhole Road Chorley Lancashire</b>	
<b>Applicant</b>	<b>Marston's Inns &amp; Taverns</b>	
	<b>Consultation expiry: 5<sup>th</sup> November 2009</b> <b>Application expiry: 1<sup>st</sup> December 2009</b>	
<b>Proposal</b>	<p>The application relates to the erection of a public house/restaurant on Foxhole Road to the South East of Tesco supermarket. The site is a vacant piece of land which has been vacant for a number of years.</p> <p>The proposal incorporates the erection of a two storey building which incorporates a restaurant and public house at ground floor level with ancillary living accommodation at first floor level.</p>	
<b>Summary</b>	The proposal will create employment opportunities and a leisure facility within a sustainable location which will benefit the local community and Borough as a whole	
<b>Planning Policy</b>	PPS1, PPS6. Policy W3, Policy W4 (NWRSS). GN1, GN5, EM1, TR4, PS2, SR1 (ACBLPR)	
<b>Planning History</b>	<b>96/00649/FUL-</b> Engineering operation to prepare land for subsequent building development. Approved November 1996	
<b>Applicant's Case</b>	<p>The following points have been submitted in support of the application:</p> <ul style="list-style-type: none"> <li>• The site is in a sustainable location within walking distance of the adjacent business park and Tesco supermarket. Bus stops are also within walking distance with regular bus services</li> <li>• The proposed development has been developed as a series of building elements focused around a central 'core' evocative of traditional development forms</li> <li>• The compact form and layout of the proposal avoids the common 'front versus back' approach frequently associated with serviced buildings. This maximises the public frontage, thereby enabling the best face of the building to be presented in as many different views as possible.</li> </ul>	

- The architectural style adopted for the proposed development derives from historical precedents including the coaching inn, tavern and public house.
- The proposal has been designed to incorporate 'Secure by Design' principles
- The public house/ restaurant will generate employment
- The development will provide a service and sustainable choice

**Representations** None received

**Consultations** **Corporate Director Neighbourhoods** has no comments. Noise issues can be covered by the premises licence and there are no nearby residential properties

**Chorley Borough Council (Planning Policy)** have commented on the employment land allocation, Sustainable Resources and the design of the proposals.

**Assessment** **Principle of Development**

The site is allocated within the Local Plan under Policy EM1.3 which allocates the site for business, general industrial and storage and distribution uses (Uses B1, B2 and B8 respectively). Additionally the allocation permits financial and professional services on the site (Use Class A2).

In 1996 planning permission was granted for an engineering operation on the land which involved importing surplus sub-soil from the development on the opposite side of the road to prepare the land for business development. The development involved levelling the site. The Committee report associated with this development identified that the site was allocated for general industrial and business uses

The proposed development for a public house (Use Class A4) and restaurant (Use Class A3) do not fall within the allocated uses for this site. The application is supported by an Employment Land Report which sets out the applicants justification for the loss of employment land at this site. As this site is allocated under Policy EM1 Policy EM9 does not apply to this site.

A Joint Employment Land Review with South Ribble and Preston (April 2009) looked at a range of employment sites in the Central Lancashire Area. The application site was included within the Ackhurst Park/Common Bank Employment Area, which was classified as a Good Urban Site, which are the preferred sites for retention. Policy W4 of the North West Regional Spatial Strategy is also relevant to this application as it relates to the release of allocated employment land. This Policy states that when considering the release of allocated sites consideration should be

given to spatial principles including social and economic inclusion, sustainable travel choices and access to services

The remaining sites available in Policy EM1 for employment use waiting to be developed including the application site amount to 37.36 hectares (April 2009). This figure does not include employment land still available at the Revolution, the Southern Commercial area and within Policy EM8 sites amounting to 50.29 hectares. In total 87.65 hectares are available for employment development. However, as part of the Core Strategy work, it is clear that the Council will need to find more employment land in the Borough and provide a range and choice of employment sites that are actively marketed, readily available and conform to the adopted North West Regional Spatial Strategy (NWRSS).

The A3/A4 pub/restaurant use is contrary to Policy EM1.3. However this site has not been developed during an 18-year time span when the site has remained allocated for employment use. The land owners have marketed the site and indicate there has been limited interest in the site for direct employment uses, which the Council are satisfied with. Additionally the proposed use is a loss of only 0.37 hectares, is likely to generate 40 equivalent full time jobs and will assist the local economy.

Furthermore in 1999 the Council refused an application for a mixed development comprising B1 offices and a public house on Euxton Lane, Euxton as the public house part of the scheme was contrary to the Local Plan allocation, which allocated the site for business and general industrial use (B1 and B2). The public inquiry centred on employment supply in the Borough and the Inspector concluded that whilst the site is allocated for employment purposes there were material considerations which did not support its retention. Namely that there was a considerable oversupply of employment land in the Borough, which was likely to last beyond the end of the period covered by the existing and emerging local policy and as such the loss of the small site would not undermine local policy towards the provision of employment land. The Inspector therefore allowed the appeal and granted planning permission however the pub was never developed.

The proposal is considered to be contrary to Policy EM1 of the Local Plan, the site is classified as Good Urban within the Employment Land Review and the proposal would result in the loss of employment land within the Borough. This notwithstanding however the site is located within a sustainable location, will contribute to the creation of jobs within the Borough contributing the Boroughs economy and will only result in the loss of a small area of allocated employment land which has remained undeveloped for a number of years. The Council will be charged with identifying employment sites in accordance with the RSS and it is not considered that the loss of this small area of land will

significantly impact on the supply of employment land within the Borough.

Additionally the site has been marketed by the land owners with little/ no interest in developing the site for employment uses. There are also vacancies at Ackhurst Business Park which supports the view that there is little interest in employment uses within the immediate vicinity. As such the proposal, on balance, is considered to be acceptable.

A similar public house/ restaurant has been erected at Matrix Park, Buckshaw Village. Matrix Park comprises of office and industrial uses which is similar in nature to the uses which surround the application site. The premises at Matrix Park supports the existing employment uses and it is envisaged that the proposed development will support the existing and future employment uses which are located in close proximity to the application site.

### **Design and Appearance**

The proposal incorporates the erection of a two storey building adjacent to Foxhole Road with an outside terrace area and play area to the side of the premises and a car park to the rear. The design of the proposed building has been developed as a series of building elements focused around a central 'core'.

The design incorporates a two storey 'core' element and single storey elements with various facing materials, two different roofing materials and various roof pitches and heights. The Design and Access Statement submitted with the application explains that this has been done to break up the massing and add visual interest.

At first floor level there will be living accommodation for a member of staff as it is Marstons Policy to have a senior member of staff on the premises at all times. This accommodation is ancillary to the main public house/ restaurant use and will be conditioned to ensure this accommodation does not become separate living accommodation.

The Urban Design Manager has commented on the proposed design and layout which have been forwarded to the agent for the application. Any further amendments will be reported on the addendum.

### **Highways and Parking**

The site will be served via the existing access road and hammerhead which serves the rear of Tesco.

The proposal incorporates 58 car parking spaces including 3 disabled spaces and provision for cycle spaces. The applicants



have completed a Simple Transport Assessment and Accessibility questionnaire which has been submitted as part of the application.

The accessibility questionnaire demonstrates that the site has a medium/ moderate level of accessibility. The site is located with walking distance of bus stops and there is a dedicated cycle lane along Foxhole Road. As such the site is accessible by various modes of transport.

In accordance with the draft Regional Spatial Strategy (RSS) Parking Standards for the proposed use 1 parking space is required per 5 square metres of public floor area and 3 disabled spaces are required these are, however, maximum parking standards. The publicly accessible areas of this proposal equates to approximately 388 square metres which equates to a maximum 77 parking spaces. However as this site has a medium level of accessibility this number can be reduced by up to 10% which results in a maximum of 69 spaces. The dedicated disabled parking spaces accords with the RSS standards

The proposed number of parking spaces is below this number however the site is accessible by various transport modes other than the private car, the site is within walking distance of various employment uses including the offices on the opposite side of Foxhole Road and is within walking distance of a few residential properties. As the figure set out with the RSS is a maximum it is considered that 58 car parking spaces is sufficient.

The Highway Engineer at Lancashire County Council has been consulted on the proposal and his comments are awaited.

#### **Planning Policy Statement 6: Planning for Town Centres**

The proposed restaurant/ public house falls to be considered leisure use and as such the provision of Policy PPS6 apply. In accordance with PPS6 part of the assessment for this type of development includes whether there is a need for the development, whether the development is of an appropriate scale, whether there are any more central sites for development, whether there will be any unacceptable impacts on existing centres and whether the location is accessible. The onus is on the applicant to demonstrate these points.

The applicants have submitted a justification report as part of the submission documents. The main element of this proposal is the food offer and as such the premises need to be easily accessible during lunch time and early evening. Typically such facilities are located in suburban/ edge of town locations which are close to commercial businesses/ business parks to provide lunchtime trade, close to major shopping facilities and within residential areas.

The applicants argue that as the premises will be opposite Ackhurst Park and close to Chorley West Business Park this is an ideal location for lunch trade. The site is located adjacent to Tesco which will encourage linked trips to the supermarket and proposed public house. In respect of public house provision within the immediate area which includes all the facilities proposed as part of this development, the applicant argues that such facilities are under provided for.

It is considered that the applicants have demonstrated a need for this type of facility in this location due to the under provision in the area. The site is located close to its assumed customer base with relatively close links to residential development. The site is accessible for various modes of transport and will encourage linked trips and there is adequate on site parking. As such it is considered that the provisions of PPS6 have been satisfied and the site is acceptable for this type of development.

### **Levels**

As set out previously planning permission was granted in 1996 to prepare the land for development which included levelling the site. This notwithstanding however there are still various levels across the site and an earth mound along the front of the site which runs along the highway boundary.

The submitted plans incorporate proposed levels and it is proposed to level the site. The level of the proposed building will be similar to the road level although at a slightly lower level. The access road to the rear of the premises will be approximately 1 metre lower than the public house and the existing hammerhead is at a lower level which will create a slope up into the site. The site will slope downwards in a north-south direction with the parking at the rear of the premises approximately ½ metre lower than the access road.

Sections through the site have been requested which would enable a full assessment of the scheme.

### **Sustainable Resources**

The application was supported by a BREEAM Assessment and Mechanical and Electrical Services Energy Assessment /Recovery Statement. These documents state that solar thermal collectors will be installed to reduce carbon emissions however details are required to demonstrate what carbon reduction these will achieve. Further information has been requested from the agents for the application.

### **Conclusion**

The proposal incorporates the erection of a restaurant/ public house within a sustainable location. Although the site is allocated as an employment site under Policy EM1 it is considered, for the reasons set out above, that the scheme is acceptable.

**Recommendation: Permit Full Planning Permission Conditions**

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

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

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

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

3. 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 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 use hereby permitted shall be restricted to the hours between 10.00 hours and 00.00 hours Monday to Thursday, 10.00 hours and 01.00 hours Friday and Saturday and 11.00 hours and 00.00 hours on Sundays.

*Reason: To define the permitted opening hours and in accordance with Policy Nos. EP20 of the Adopted Chorley Borough Local Plan Review.*

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

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

7. 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.*

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

9. 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, DC8A of the Adopted Chorley Borough Local Plan Review.*

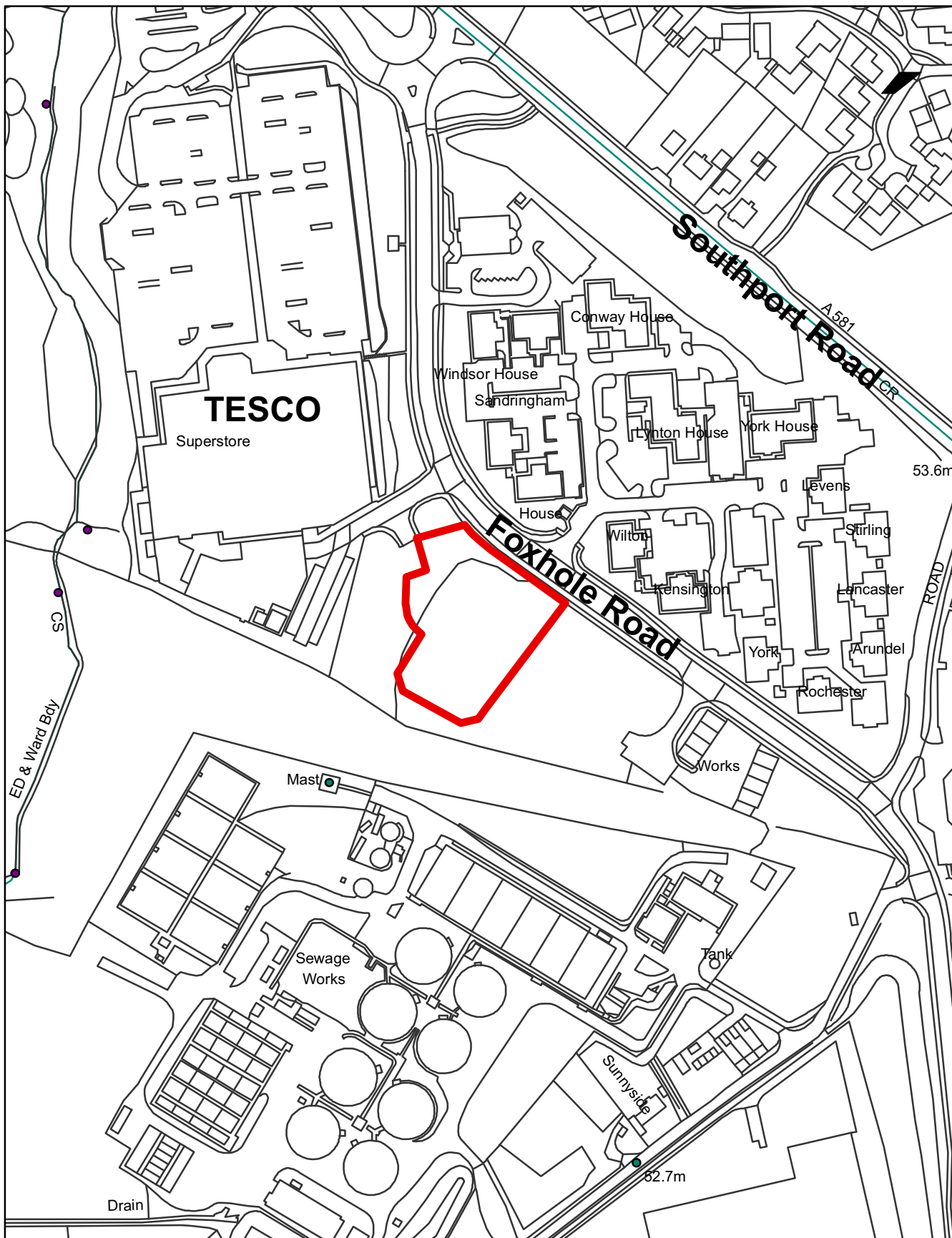
10. The first floor living accommodation shall be occupied and used only in conjunction with the ground floor use hereby permitted (namely public house Use Class A4 and restaurant Use Class A3) and shall not be used as a separate dwelling unit.

*Reason: The first floor living accommodation is to accommodate staff associated with the permitted use of the site. The erection of a dwelling on this site would be contrary to Policies EM1 and HS6 and as such to avoid the creation of a separate dwelling unit on this site.*

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

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

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<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Corporate Director (Business)                  Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p>	
<p>Application Number:  <b>09/00783/FUL</b></p>	<p>Grid Ref:  <b>E: 356671                  N: 417868</b></p>	<p>Scale:  <b>1:2,500</b></p>	<p>Agenda Item No.  <b>8</b></p>

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01 OCT 2009

Rev	Date	Description
A	29.9.09	ACCESS ROAD ALTERED

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 East Sussex  
 BN9 6JH

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 Fax 01273 483060  
 www.axiomarchitects.co.uk

**AXIOM ARCHITECTS**

Client  
**MARSTONS**

Project  
 PROPOSED 190 COVER PUB RESTAURANT  
 ACKHURST PARK  
 CHORLEY

Drawing  
**PROPOSED SITE LAYOUT**

Scale	Status	Date	Drawn	Checked
1:200 @ A, 400 @ A3	PLANNING	25.9.09	ACR	

Drawing No. **2769/P104** Revision **A**

SITE AREA = 0.90 ACRES

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**Item 9**                      **09/00750/FUL**                      **Permit (Subject to Legal Agreement)**

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

**Ward**                                      **Clayton-le-Woods North**

**Proposal**                              **Resubmission of application 09/00150/FUL Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 detached houses/infrastructure on adjacent plot**

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

**Applicant**                              **Wainhomes Developments Ltd**

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

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

**Planning History**                      **08/00203/FULMAJ** – erection of 24no. two storey dwellings including demolition of existing residential property - approved  
**09/00042/FU** - Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 No detached houses/infrastructure on adjacent plot - refused  
**09/00150/FUL** -Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 detached houses/infrastructure on adjacent plot - refused  
**09/00042/FUL** – amendment to previously approved layout and erection of 7no.detached houses/infrastructure on adjacent plot - refused

**Consultations**                              **Lancashire County Highway Authority** – no comments  
**Parish Council** – concern is expressed regarding additional traffic exiting on to the A6 Preston Road and also emergency vehicles will experience difficulties when visiting the site as there will be restricted use for turning etc due to overdevelopment of the site.  
**Arboricultural Officer** – no trees on the site so no observations to make.

**Representations** None received

**Applicant's Case** The application is on previously developed land in a highly sustainable location

- The design of the scheme is appropriate for this location and takes into account the need to preserve the amenity of neighbours
- The proposals conform to the policies of the adopted development plan including GN1
- Planning permission can be granted in the knowledge that no unacceptable harm will arise to residential amenity and that the appearance and character of the area will benefit from the proposed development
- land owner has supplied information on results of the marketing exercise for office development which confirms lack of demand

**Assessment** Members will be aware of the resolution at the Committee in August of this year to refuse the application. The applicants have appealed against this decision and a Public Local Enquiry is scheduled to be held on the 24<sup>th</sup> November 2009. Consultants have submitted the required statement and proof of evidence on behalf of the Local Planning Authority and based upon that the Council's Barrister has given a legal view on the validity of the Council's case.

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

A marketing appraisal of the site has been obtained from a locally based Chartered Surveyor to give an independent opinion on the possibility of the site being developed for office use within 5 years. The appraisal concludes that there is no realistic likelihood of the site being developed within a 5 year period and possibly longer. Recently built offices often no more than five years old stand vacant and are available and are likely to be considered more attractive to occupiers as they adequately represent their requirements and are in a more appealing location.

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

The application proposes an additional 7 dwellings and the substitution of a different house type on the approved layout to facilitate the creation of a short cul-de-sac to give access into the adjoining plot of land. At its basic level the now amended layout is acceptable with regard to the layout of the houses, the access and parking details. The Highway Authority do not object to the use of the new access onto Preston Road. The submitted layout is not to adoption standards but a condition can be attached requiring a management agreement be put in place covering future maintenance of the highway. The cul-de-sac is 53m in length and so complies with guidance set out in Manual for Streets with regard to waste collection carry distances as refuse vehicles need to go down the main access road into the estate.

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

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

## **Conclusion**

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

**Recommendation**    **Approve subject to a S106 agreement on the contribution to playspaces.**

## **Conditions**

1. No development shall take place until full details have been submitted of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show on-site measures to be installed and implemented so as to produce a minimum of 10% or locally set targets whichever is the higher) of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling. No development shall commence until the

scheme has been 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 and Chorley Borough Council's Adopted Sustainable Resources DPD.*

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

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

3. 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.*

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

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

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

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

6. 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.*

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

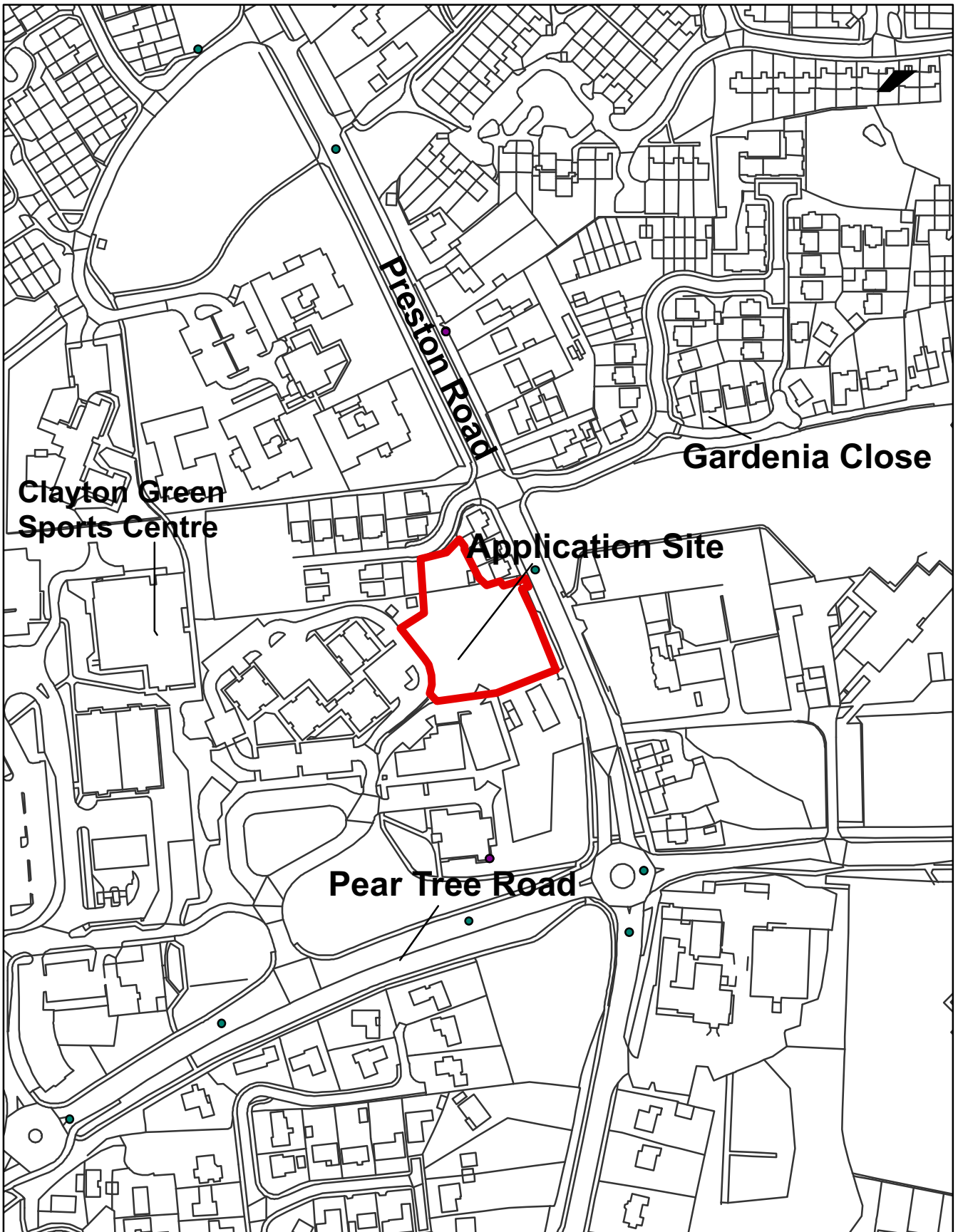
*Reason: To ensure the satisfactory management of the private driveway, resident's parking spaces and refuse storage/collection at the site and in accordance with Policy TR4 of the Adpoted Chorley Borough Local Plan Review.*

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

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

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

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Application Number:

**09/00750 FUL**

Grid Ref:

**E: 357825  
 N: 423717**

Scale:

**1:2,500**

Agenda Item No.

**9**

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# 605 PRESTON ROAD, CHORLEY.

03/08/2016  
 The above is a preliminary site layout drawing. It is not to be used for any other purpose without the consent of the architect. It is the responsibility of the client to ensure that the drawings are used in accordance with the contract and that all necessary permissions are obtained from the relevant authorities. The architect accepts no liability for any errors or omissions in the drawings. The drawings are to be read in conjunction with the contract and the architect's specification.

Schedule	No.
Eg Egerton	4143
Ca Cambridge	5105
Sc Scott (General)	4105
Cl Clayton	3143
N Nelson	4143
D Dunham	4143
T Telford	4143
J Jenner	4143
W Warrat	4143
Ox Oxford	4143
Da Daves	4143
Wor Wordsworth	4143
TOTAL	51

Item	Description	Quantity	Unit	Value
1	Supply and install 1.8m high screen wall to front of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site.	1000	m	1000.00
2	Supply and install 1.8m high screen wall to front of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site.	1000	m	1000.00
3	Supply and install 1.8m high screen wall to front of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site.	1000	m	1000.00
4	Supply and install 1.8m high screen wall to front of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site. 1.8m high close boarded screen fence to rear of site. 0.9m high post and rail fence to rear of site.	1000	m	1000.00
TOTAL				4000.00

**mek**  
 partnership limited  
 100 Watling Street Road, Farnham, Surrey, GU14 7JG  
 T: 01252 774510 F: 01252 774511  
 Email: info@mekpartnership.co.uk  
 Web: www.mekpartnership.co.uk

**WAINHOMES**  

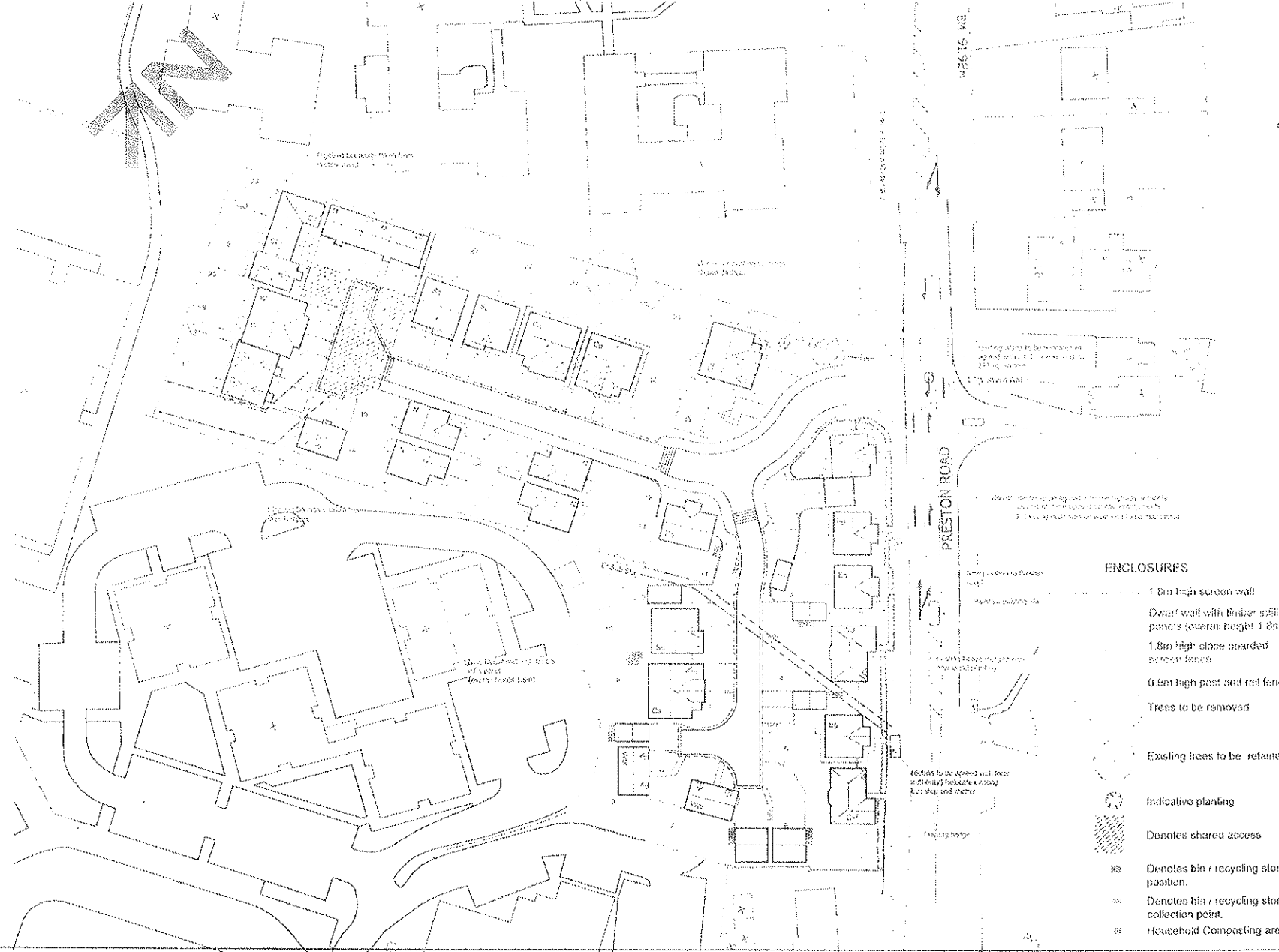

100 110  
 605 Preston Road, Chorley.

Drawing Title  
**Site Layout**

Original Scale	Drawn	Checked	Author
1:500	TGH	TGH	TGH
	02/08/2016	02/08/2016	

Drawing Status  
**PRELIMINARY**

Rev No	Rev Description	Rev Date
07-123	AL-003	E



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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	10-11-2009

## 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 1<sup>st</sup> and 28<sup>th</sup> October 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 J E Downs against the Development Control Committee decision to refuse planning permission for the creation of two fishing lakes and associated car-parking, office/store and habitat improvement at land 120m south east of Samron, Copthurst Lane, Whittle-le-Woods (Application No. 09/00112/FUL).
- Appeal by Coppull United FC against the delegated decision to refuse planning permission for the variation of condition 5 of planning permission 06/00271/FUL to extend the opening hours to: Friday and Saturday 08:00 to 00:00 (Midnight) only (re-submission of 08/01074/FUL) at Coppull United Football Playing Field, Springfield Road, Coppull (Application No. 09/00089/FUL).

### PLANNING APPEALS DISMISSED

- None



**PLANNING APPEALS ALLOWED**

7. 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	29/10/2009	

Background Papers			
Document	Date	File	Place of Inspection

4	Letter from the Planning Inspectorate	12/10/09	09/00112/FUL	Civic Offices, Union Street, Chorley or on line at <a href="http://www.chorley.gov.uk/planning">www.chorley.gov.uk/planning</a>
5	“	28/10/09	09/00089/FUL	

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	10.11.2009

## PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 28 OCTOBER 2009

Application No.	Recommendation	Location	Proposal
09/00646/FUL	Permit Full Planning Permission	Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH	Alterations to site entrance off Bolton Road, extension to car park, landscaping and parking for 5 caravans. Extensions to buildings for trout and coarse fishing lakes and creation of new childrens pond.
09/00716/FUL	Permit Full Planning Permission	Subway Between Station Road And Spendmore Lane Coppull Lancashire	Erection of security railings and gates to east and west entrances of subway

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	10.11.2009

## PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 13 OCTOBER 2009

Application No.	Recommendation	Location	Proposal
09/00662/FUL	Refuse Full Planning Permission	213 Eaves Lane Chorley	Change of use of ground floor of property from shop to hot food takeaway (use class A5) including extraction ducting.
09/00664/FUL	Refuse Full Planning Permission	Land 10m south west of Horsemans Farm Wood Lane Heskin	Erection of new building to create new foaling box & barn/implement store.

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	10/11/2009

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

**Between 1 October and 28 October 2009**

**Plan Ref** 09/00472/TPO      **Date Received** 17.06.2009      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 22.10.2009

**Proposal :** Pruning of Oak tree at 133 Preston Road, Whittle Le Woods  
**Location :** De Novo 133 Preston Road Whittle-Le-Woods Chorley PR6 7PJ  
**Applicant:** Mr Stuart Thompson De Novo 133 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

**Plan Ref** 09/00501/TPO      **Date Received** 19.06.2009      **Decision** Consent for Tree Works

**Ward:** Brindle And Hoghton      **Date Decided** 23.10.2009

**Proposal :** Felling and pruning of trees covered by TPO 1(Hoghton ) 1969  
**Location :** 42 Fowler Close Hoghton Preston PR5 0DS  
**Applicant:** Mrs Joyce Anderson 42 Fowler Close Hoghton Preston PR5 0DS

**Plan Ref** 09/00555/ADV      **Date Received** 13.07.2009      **Decision** Advertising Consent

**Ward:** Euxton South      **Date Decided** 02.10.2009

**Proposal :** Retrospective application for the erection of illuminated and non-illuminated signs to the exterior of the building and within the site  
**Location :** Travellers Rest Dawbers Lane Euxton PR7 6EG  
**Applicant:** Punch Taverns Jubilee House Second Avenue Burton-Upon-Trent DE14 2WF

**Plan Ref** 09/00571/TPO      **Date Received** 16.07.2009      **Decision** Consent for Tree Works

**Ward:** Wheelton And Withnell      **Date Decided** 23.10.2009

**Proposal :** Pruning of ash tree covered by TPO2 (Wheelton) 1984  
**Location :** 2 St Pauls Close Wheelton Chorley Lancashire PR6 8EG

**Applicant:** Mr Ben Finch 2 St Pauls Close Wheelton Chorley Lancashire PR6 8EG

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**Plan Ref** 09/00574/FUL      **Date Received** 16.07.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 01.10.2009

**Proposal :** Rear conservatory

**Location :** 80 Clover Field Clayton-Le-Woods Chorley PR6 7RX

**Applicant:** Mr & Mrs G Hackett 80 Cloverfield Clayton Le Woods Chorley Lancashire Pr6 7RX

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**Plan Ref** 09/00597/TPO      **Date Received** 24.07.2009      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 22.10.2009

**Proposal :** Crown thin 5 No Silver Birch covered by TPO6 (Clayton Le Woods) 2007

**Location :** 30 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

**Applicant:** Mrs Jean Gowdey 30 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

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**Plan Ref** 09/00603/TPO      **Date Received** 27.07.2009      **Decision** Consent for Tree Works

**Ward:** Pennine      **Date Decided** 22.10.2009

**Proposal :** Felling of Willow tree on Dark Lane Whittle-Le-Woods

**Location :** 3 Heys Lodge Dark Lane Whittle-Le-Woods Chorley Lancashire

**Applicant:** Mr Brain Whitehead 3 Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AE

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**Plan Ref** 09/00604/TPO      **Date Received** 27.07.2009      **Decision** Consent for Tree Works

**Ward:** Adlington & Anderton      **Date Decided** 22.10.2009

**Proposal :** Felling of two trees covered by TPO 2 (Anderton) 1981

**Location :** The Anderton Centre New Road Anderton Lancashire PR6 9HG

**Applicant:** Mrs Lynda Myles The Anderton Centre New Road Anderton Lancashire PR6 9HG

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**Plan Ref** 09/00605/TPO      **Date Received** 27.07.2009      **Decision** Consent for Tree Works

**Ward:** Chorley South East      **Date Decided** 22.10.2009

**Proposal :** Felling of two trees and pruning of 3 others covered by TPO21 (Chorley) 1991

**Location :** Kinver House 6 Winchester Avenue Chorley PR7 4AQ

**Applicant:** Mrs Tattersall Kinver House 6 Winchester Avenue Chorley PR7 4AQ

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**Plan Ref** 09/00606/FUL      **Date Received** 27.07.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 06.10.2009

**Proposal :** Detached dwelling with attached double garage

**Location :** Greenlands Parkside Drive South Whittle-le-Woods Chorley Lancashire

**Applicant:** Mr Kieron Morrow 14 Royton Drive Whittle-Le-Woods Chorley PR6 7HJ

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**Plan Ref** 09/00608/FUL      **Date Received** 28.07.2009      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.10.2009

**Proposal :** Extension to existing dining room with orangery, detached walkway canopy adjacent to existing kitchen/dining room, detached walkway canopy adjacent to proposed orangery, 4 no. fabric architecture canopies (2 no. adjacent to existing kitchen/dining room and 2 no. adjacent to the proposed orangery), conversion of 6 no. standard parking spaces to 4 no. disabled parking bays at the front of the school and provision of 6 no. standard new standard parking bays to the north of the new extension to ensure no net loss of parking provision within the site.

**Location :** Bishop Rawstone C Of E International Language College Out Lane Croston Lancashire PR26 9HJ

**Applicant:** The Governors Of Bishop Rawstone Bishop Rawstone CE Language College Out Lane Croston Lancashire M2 7EH

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**Plan Ref** 09/00609/FUL      **Date Received** 28.07.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley North  
East      **Date Decided** 01.10.2009

**Proposal :** Proposed Canopy

**Location :** St Josephs Catholic School Cedar Road Chorley Lancashire PR6 0JF

**Applicant:** St Joseph's Primary RC Primary School Cedar Road Chorley Lancashire PR6 0JF  
England

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**Plan Ref** 09/00616/FUL      **Date Received** 30.07.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 07.10.2009

**Proposal :** Erection of detached garage

**Location :** Spring Cottage Crosse Hall Fold Chorley Lancashire PR6 9AD

**Applicant:** Mr Bob Lewis Spring Cottage Crosse Hall Fold Chorley Lancashire PR6 9AD

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**Plan Ref** 09/00620/TPO      **Date Received** 03.08.2009      **Decision** Consent for Tree Works

**Ward:** Chorley North      **Date Decided** 23.10.2009  
West

**Proposal :** Pruning of Beech Tree covered by TPO2 (Chorley) 1987  
**Location :** 51 Ashfield Road Chorley PR7 1LP  
**Applicant:** Mr John Haydock 78 Carrington Road Chorley Lancashire PR7 2DQ

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**Plan Ref** 09/00623/FUL      **Date Received** 03.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And      **Date Decided** 08.10.2009  
Withnell

**Proposal :** Single storey rear extension  
**Location :** Triggs Barn Fishwick Lane Higher Wheelton Chorley PR6 8HT  
**Applicant:** Mr Ken Hulme Triggs Barn Fishwick Lane Higher Wheelton Chorley PR6 8HT

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**Plan Ref** 09/00627/FUL      **Date Received** 04.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And      **Date Decided** 05.10.2009  
Withnell

**Proposal :** Construction of a single storey lean to morning room  
**Location :** Close Gate Barn Buckholes Lane Wheelton Chorley Lancashire  
**Applicant:** Mr John Ambrose Primrose Holdings Heys Farm Chapel Lane Heapey Chorley Lancashire PR6 8EW

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**Plan Ref** 09/00735/SCE      **Date Received** 04.08.2009      **Decision** Screening Opinion - EIA Not Req'd

**Ward:** Eccleston And      **Date Decided** 01.10.2009  
Mawdesley

**Proposal :** EIA screening opinion for the provision of bespoke facilities for Rehabilitation of Children with Brain Injuries  
**Location :** The Legacy Rainbow House Salt Pit Lane Mawdesley Ormskirk  
**Applicant:** Steven Abbot Associates North Quarry Office North Quarry Business Park Appley Bridge Wigan WN6 9DB

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**Plan Ref** 09/00628/FUL      **Date Received** 05.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington &      **Date Decided** 14.10.2009  
Anderton

**Proposal :** Demolition of existing building and erection of two bedroom replacement dwelling with detached garage and alterations to the access

**Location :** Hyland Bolton Road Anderton Chorley PR6 9HW  
**Applicant:** Mr Bill Turner Gwidden House 2B Arbor Lane Wigan

**Plan Ref** 09/00631/FUL      **Date Received** 05.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 01.10.2009

**Proposal :** Demolish existing rear conservatory and erect a single storey rear extension  
**Location :** 93 Clover Field Clayton-Le-Woods Chorley PR6 7RY  
**Applicant:** Mr S Hedley 93 Cloverfield Clayton-le-Woods PR6 7RY

**Plan Ref** 09/00632/FUL      **Date Received** 06.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 01.10.2009

**Proposal :** Erection of a twin bladed wind turbine (18.3m high to hub, mounted on a lattice tower on 5m<sup>2</sup> concrete base)  
**Location :** Wilcocks Farm Dean Head Lane Rivington Bolton BL6 7SJ  
**Applicant:** Mr David Wood Wilcocks Farm Dean Head Lane Rivington Bolton Lancashire BL6 7SJ United Kingdom

**Plan Ref** 09/00633/ADV      **Date Received** 06.08.2009      **Decision** Advertising Consent

**Ward:** Chorley South East      **Date Decided** 01.10.2009

**Proposal :** Internally illuminated fascia sign  
**Location :** New Look 20 - 21 Market Walk Chorley Lancashire PR7 1DE  
**Applicant:** Mr Jason Chadwick New Look Property Group Plc Property Department Mercery Road Weymouth Dorset DT3 5HJ

**Plan Ref** 09/00634/TPO      **Date Received** 06.08.2009      **Decision** Consent for Tree Works

**Ward:** Euxton North      **Date Decided** 23.10.2009

**Proposal :** Felling of 1 Oak tree to rear of 8 Glencroft, Euxton  
**Location :** Footpath Adjacent 89 Runshaw Lane Euxton  
**Applicant:** Chorley Borough Council

**Plan Ref** 09/00636/FUL      **Date Received** 07.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 02.10.2009

**Proposal :** Demolition of existing bungalow and erection of new detached bungalow

**Location :** 1 Washington Lane Euxton Chorley PR7 6DE  
**Applicant:** Mr Kevin Harrison 1 Washington Lane Euxton Chorley Lancashire PR7 6DE

**Plan Ref** 09/00637/FUL      **Date Received** 07.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 01.10.2009

**Proposal :** Raise the level of the roof to create room in roof space incorporating roof lights  
**Location :** 26 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL  
**Applicant:** Mr & Mrs Varley 26 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL

**Plan Ref** 09/00639/FUL      **Date Received** 07.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 23.10.2009

**Proposal :** Demolition of existing detached garage and erection of detached double garage  
**Location :** 124 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TP  
**Applicant:** Mr A Coulthard 124 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TP

**Plan Ref** 09/00641/OUT      **Date Received** 10.08.2009      **Decision** Refusal of Outline Planning Permission

**Ward:** Chorley South East      **Date Decided** 05.10.2009

**Proposal :** Erection of 1 detached house  
**Location :** 124 Bolton Road Chorley PR7 3EZ  
**Applicant:** Mrs Howarth 124 Bolton Road Chorley Lancs

**Plan Ref** 09/00642/FUL      **Date Received** 11.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 05.10.2009

**Proposal :** Demolition of the existing porch and garage. Erection of a replacement porch and garage with link extension.  
**Location :** 2 Warth Cottages Coppice Lane Heapey Lancashire PR6 9DB  
**Applicant:** Mr & Mrs Tomlinson 2 Warth Cottages Coppice Lane Heapey Lancashire PR6 9DB



**Plan Ref** 09/00643/FUL      **Date Received** 11.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 06.10.2009

**Proposal :** Single storey extension to north west corner to provide disabled toilet and kitchen facilities

**Location :** St John The Baptist Church South Road Bretherton Leyland PR26 9AH

**Applicant:** P.C.C. St John The Baptist Church South Road Bretherton Leyland PR26 9AH

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**Plan Ref** 09/00644/LBC      **Date Received** 11.08.2009      **Decision** Grant Listed Building Consent

**Ward:** Lostock      **Date Decided** 06.10.2009

**Proposal :** Listed Building consent for single storey extension to north west corner to provide disable toilet

**Location :** St John The Baptist Church South Road Bretherton Leyland PR26 9AH

**Applicant:** P.C.C. St John The Baptist Church South Road Bretherton Leyland PR26 9AH

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**Plan Ref** 09/00651/FUL      **Date Received** 13.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 05.10.2009

**Proposal :** Rear Conservatory

**Location :** 22 Keepers Wood Way Chorley PR7 2FU

**Applicant:** Mr Penlington 22 Keepers Wood Way Chorley PR7 2FU

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**Plan Ref** 09/00652/FUL      **Date Received** 14.08.2009      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 13.10.2009

**Proposal :** Demolition of existing side garage to form new single storey side extension and rear single storey extension

**Location :** 41 Watkin Road Clayton-Le-Woods Chorley PR6 7PU

**Applicant:** Mr & Mrs Preston 41 Watkin Road Clayton-Le-Woods Chorley PR6 7PU

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**Plan Ref** 09/00654/FUL      **Date Received** 14.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 12.10.2009

**Proposal :** First floor side extension (retrospective), single storey side extension, bay window to front and repositioning of fence line (amendment to 08/00398/FUL)

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

**Applicant:** Mr Steve Taziker 7 Cedar Field Clayton-Le-Woods Chorley Lancashire

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**Plan Ref** 09/00656/FUL      **Date Received** 17.08.2009      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 14.10.2009

**Proposal :** Two storey side extension

**Location :** Bannister Green Farm Bannister Lane Eccleston Chorley PR7 5PQ

**Applicant:** Mr & Mrs Spiby Bannister Green Farm Bannister Lane Chorley PR7 5PQ

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**Plan Ref** 09/00657/FUL      **Date Received** 18.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 08.10.2009

**Proposal :** Proposed first floor side extension over garage

**Location :** 20 Redwood Drive Chorley PR7 3BW

**Applicant:** Mr Terry Ashworth 20 Redwood Drive Chorley PR7 3BW

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**Plan Ref** 09/00660/FUL      **Date Received** 19.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 13.10.2009

**Proposal :** Proposed first floor side extension and a rear conservatory and alterations to provide parking provision

**Location :** 10 Coniston Avenue Adlington Chorley PR6 9QH

**Applicant:** Mrs B Walsh 10 Coniston Avenue Adlington Chorley PR6 9QH

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**Plan Ref** 09/00661/LBC      **Date Received** 19.08.2009      **Decision** Grant Listed Building Consent

**Ward:** Brindle And Hoghton      **Date Decided** 21.10.2009

**Proposal :** Listed Building Consent for internal alterations and refurbishment to Grade II Building  
**Location :** Lane Side Farm Blackburn Old Road Hoghton Preston PR5 0SG  
**Applicant:** The De Hoghton Estate Hoghton Tower Blackburn Old Road Hoghton Preston PR5 0SH

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**Plan Ref** 09/00663/FUL      **Date Received** 20.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 08.10.2009

**Proposal :** Erection of stable block and tractor store  
**Location :** Howe Brook Farmhouse Bannister Green Heskin Lancashire PR7 5PP  
**Applicant:** Mr James Sharrock Howe Brook Farmhouse Bannister Green Heskin Lancashire PR7 5PP

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**Plan Ref** 09/00664/FUL      **Date Received** 20.08.2009      **Decision** Refuse Full Planning Permission

**Ward:** Chisnall      **Date Decided** 15.10.2009

**Proposal :** Erection of new building to create new foaling box & barn/implement store.  
**Location :** Land 10m South West Of Horsemans Farm Wood Lane Heskin Lancashire  
**Applicant:** Mr & Mrs Latimer Horsemans Stables Wood Lane Hesketh Chorley PR7 5NP

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**Plan Ref** 09/00666/FUL      **Date Received** 21.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 09.10.2009

**Proposal :** Two storey extension to the Education Centre  
**Location :** Chorley And South Ribble District General Hospital Preston Road Chorley Lancashire PR7 1PP  
**Applicant:** Mr Martin Vince Lancashire Teaching Hospitals NHS Foundation Trust Directorate Of Facilites & Services Royal Preston Hospital Sharoe Green Lane Preston Lancashire PR2 9HT UK

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**Plan Ref** 09/00667/OUT      **Date Received** 21.08.2009      **Decision** Refuse Full Planning Permission

**Ward:** Pennine      **Date Decided** 28.10.2009

**Proposal :** Erection of a detached split level house  
**Location :** 68 Blackburn Road Whittle-Le-Woods Chorley PR6 8LH

**Applicant:** Mr Christian Pearson 68 Blackburn Road Whittle-Le-Woods Chorley PR6 8LH

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**Plan Ref** 09/00670/FUL      **Date Received** 24.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 19.10.2009

**Proposal :** Proposed two storey side extension and single storey side extension to dwelling previously approved

**Location :** Hoole Cottage Wigan Lane Chorley Lancashire PR7 4BY

**Applicant:** Mr Andrew Lea Hoole Cottage Wigan Lane Chorley Lancashire PR7 4BY

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**Plan Ref** 09/00672/TPO      **Date Received** 25.08.2009      **Decision** Consent for Tree Works

**Ward:** Brindle And Hoghton      **Date Decided** 28.10.2009

**Proposal :** Felling of 1 Sycamore tree at 3 Sandy Lane, Brindle

**Location :** 1 Sandy Lane Brindle Chorley PR6 8NG

**Applicant:** Mr Simon Wakefield Cavendish Cottage 1 Sandy Lane Brindle Chorley PR6 8NG

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**Plan Ref** 09/00675/FUL      **Date Received** 26.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 28.10.2009

**Proposal :** Installation of ATM unit to front elevation, removal of existing canopy and roller shutters to front and side, installation of roller shutters to main entrance to front, replacement of windows to front elevation and replacement of existing plant with fan condensing unit and 3 no. air conditioning units

**Location :** 28 Pendle Road Leyland PR25 5TU

**Applicant:** Mr Philip Coffey Tesco Stores Ltd Cirrus Building B PO Box 400 Shire Park Welwyn Garden City Hertfordshire England

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**Plan Ref** 09/00677/FUL      **Date Received** 27.08.2009      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 22.10.2009

**Proposal :** Amendments to original approved planning scheme (reference 03/01296/FUL) comprising of relocating the dormer further down the rear roof plane and increasing the rear projecting extension to 3 storeys

**Location :** Sanarima Bolton Road Anderton Chorley PR6 9HN

**Applicant:** Mr John Kennedy Sanarima Bolton Road Anderton Chorley PR6 9HN

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**Plan Ref** 09/00679/FUL      **Date Received** 27.08.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Clayton-le-Woods      **Date Decided** 21.10.2009  
And Whittle-le-  
Woods

**Proposal :** Demolish existing conservatory and replace with a single storey rear extension  
**Location :** 7 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL  
**Applicant:** Mr Andy Hoggard 7 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL

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**Plan Ref** 09/00682/LBC      **Date Received** 01.09.2009      **Decision** Grant  
Listed  
Building  
Consent

**Ward:** Pennine      **Date Decided** 23.10.2009

**Proposal :** Proposed roof lights to be installed during existing approved works  
**Location :** Eagle Tower Barn Chapel Lane Heapey Chorley Lancashire  
**Applicant:** Mr & Mrs Bowley Eagle Tower Barn Chapel Lane Heapey Chorley Lancashire PR6  
8EW

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**Plan Ref** 09/00685/AGR      **Date Received** 02.09.2009      **Decision** Prior App  
not  
required -  
Agr

**Ward:** Lostock      **Date Decided** 13.10.2009

**Proposal :** Erection of an agricultural building  
**Location :** Earnshaw Farm Ulmes Walton Lane Ulmes Walton Leyland PR26 8LT  
**Applicant:** Mr Richard Mortimer RT & SL Mortimer Earnshaw Shire Farm Ulmes Walton Lane  
Leyland PR26 8LT

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**Plan Ref** 09/00686/FUL      **Date Received** 02.09.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Pennine      **Date Decided** 19.10.2009

**Proposal :** Substitution of house type on plot 3 of development permitted by 07/01424/FUL  
comprising of detached dwelling with a single integral garage instead of a double  
integral garage  
**Location :** 1 Springside Gardens Whittle-Le-Woods Chorley Lancashire PR6 7DL  
**Applicant:** Wainhomes (North West) Ltd Cedarwood 2 Kelvin Close Birchwood Warrington  
WA3 7BP

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**Plan Ref** 09/00689/TCON      **Date Received** 03.09.2009      **Decision** No objection to Tree Works

**Ward:** Lostock      **Date Decided** 28.10.2009

**Proposal :** Fell 2 trees and prune 1 at 48 Drinkhouse Road, Croston  
**Location :** 48 Drinkhouse Road Croston Leyland PR26 9JH  
**Applicant:** Sharon Crone 48 Drinkhouse Road Croston Leyland PR26 9JH

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**Plan Ref** 09/00690/DEMC ON      **Date Received** 03.09.2009      **Decision** Approve - demolition

**Ward:** Chorley East      **Date Decided** 08.10.2009

**Proposal :** Application for prior determination in respect of the proposed demolition of the former Yarn Supplies Site  
**Location :** W M Lawrence And Sons Lyons Lane Chorley PR6 0PJ  
**Applicant:** Mr Philip Noblett Elmwood Property Management Chorcliffe House Hollinshead Street Chorley

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**Plan Ref** 09/00692/FUL      **Date Received** 03.09.2009      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 23.10.2009

**Proposal :** Erection of a single storey rear extension, rear dormer window and internal alterations  
**Location :** 102 Station Road Croston Leyland PR26 9RP  
**Applicant:** Mr Andrew Baines 102 Station Road Croston PR26 9RP

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**Plan Ref** 09/00698/FUL      **Date Received** 04.09.2009      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.10.2009

**Proposal :** Single storey rear extension and timber decking to the rear  
**Location :** 11 Reeveswood Eccleston Chorley PR7 5RS  
**Applicant:** Mr A Higham 11 Reeveswood Eccleston Chorley PR7 5RS

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**Plan Ref** 09/00700/AGR      **Date Received** 07.09.2009      **Decision** Prior App not required - Agr

**Ward:** Brindle And Hoghton      **Date Decided** 23.10.2009

**Proposal :** Erection of agricultural storage building  
**Location :** New Wicken House Farm Chorley Road Withnell Chorley PR6 8BE

**Applicant:** Mr Thomas Livesey T Livesey & Son New Wicken House Farm Chorley Road  
Withnell Chorley PR6 8BE

**Plan Ref** 09/00701/NLA      **Date Received** 07.09.2009      **Decision** Object to  
NLA  
consultatio  
n

**Ward:**                                      **Date Decided** 01.10.2009

**Proposal :** To convert existing barn into 1 no. dwelling, addition of sunroom and erection of 1  
no. detached garage together with layout of associated access

**Location :** Bores Farm Chorley Road Standish Lancashire

**Applicant:**

**Plan Ref** 09/00725/FUL      **Date Received** 15.09.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And      **Date Decided** 23.10.2009  
Mawdesley

**Proposal :** Two storey side extension

**Location :** 14 Drapers Avenue Eccleston Chorley PR7 5SY

**Applicant:** Mr Mark Laithwaite 14 Drapers Avenue Eccleston Chorley PR7 5SY

**Plan Ref** 09/00728/FUL      **Date Received** 15.09.2009      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley North      **Date Decided** 23.10.2009  
East

**Proposal :** Demolition of conservatory, erection of new sun lounge

**Location :** 6 Merton Grove Chorley PR6 8UR

**Applicant:** Mr Craig Ralph 6 Merton Grove Chorley PR6 8UR

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