

# Development Control Committee

**Tuesday, 9 February 2010**

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

**Officers:** Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Dianne Scambler (Democratic and Member Services Officer), Helen Lowe (Planning Officer) and Chris Moister (Head of Governance)

**Also in attendance:** Councillor Kevin Joyce (Eccleston and Mawdesley)

## 10.DC.119 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Julia Berry.

## 10.DC.120 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

## 10.DC.121 MINUTES

**RESOLVED – That the minutes of the Development Control Committee meeting held on 12 January 2010 be confirmed as a correct record for signing by the Chair.**

## 10.DC.122 PLANNING APPLICATIONS AWAITING DECISION

The Director of Partnerships, Planning and Policy submitted reports on seven 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.**

**(a) 09/00802/OUTMAJ - Pontins Ltd, Sagar House, Langton Brow, Eccleston, Chorley**

(The Committee received representations from an objector to the proposals and Councillor Kevin Joyce, a Ward representative for Eccleston and Mawdesley)

Application no: 09/00802/OUTMAJ  
Proposal: Outline application for the erection of 70 dwelling houses with associated roads and open spaces.  
Locations: Pontins Ltd, Sagar House, Langton Brow, Eccleston, Chorley  
Decision: It was proposed by Councillor Keith Iddon, seconded by Councillor Mike Devaney, to approve the planning application.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Alistair Bradley, to refuse planning permission on the grounds that fifty

percent of affordable housing on the development was not considered acceptable. Upon being put to the vote the motion was lost (6:10).

The original motion was then put to the vote and was subsequently **RESOLVED (10:6) to grant outline planning permission subject to a Legal Agreement and the following conditions:**

**1. An application for approval of the reserved matters (namely siting, scale, external appearance of the buildings 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 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 and HS4 of the Adopted Chorley Borough Local Plan Review***

**3. The application for approval of reserved matters shall be accompanied by full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**

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

**4. Each application for approval of Reserved Matters shall be accompanied by full details of 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. 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.**

***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.***

5. The applications 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 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. The development shall not 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.*

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. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development. The plan shall include methods to establish habitats as well as appropriate aftercare and long term management. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. The existing hedgerows on site shall be retained and where this is not possible then replacement hedgerows will be required as part of the landscaping scheme/habitat creation and management plan. The landscaping thereafter shall accord with the approved plan.

*Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy.*

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

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

9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard

**BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.**  
***Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.***

**10. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a photographic record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion the photographic record shall be submitted to the Local Planning Authority.**  
***Reason : To ensure and safeguard the recording and inspection of matters of historical importance associated with the building/site and in accordance with Planning Policy Guidance Note 15: Planning and the Historic Environment***

**11. 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.***

**12. 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.***

**13. Notwithstanding the submitted details the application for reserved matters shall be accompanied by full details of the access junction to the site with Langton Brow. The junction thereafter shall be 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 No.TR4 of the Adopted Chorley Borough Local Plan Review***

**14. Due to the size of development and sensitive end-use, 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 and in accordance with Planning Policy Statement 23: Planning and Pollution Control*

15. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals 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, in accordance with PPS23.*

16. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. The details shall include a strategy to attenuate surface water discharges and measures to reduce land flooding from within the site to outside the boundaries of the site. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 Development and Flood Risk*

17. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

*Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

18. 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.*

19. The development hereby approved shall be carried out in accordance with the Great Crested Newt Outline Mitigation set out within Section 6 and Appendix 1 of the Great Crested Newt Assessment undertaken by Scott Wilson dated August 2009.

***Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

20. Prior to the commencement of the development details of a suitable receptor site for any great crested newts (GCN) trapped as a result of exclusion techniques shall be submitted to and approved in writing by the Local Planning Authority. These details should include a Management and Maintenance Plan to run for a minimum of 5 years and Post Development Monitoring for a period of 4 years in accordance with Section 6.1.4 of the GCN Assessment. The development thereafter shall be carried out in accordance with the approved plan.

***Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

21. Prior to the commencement of the development a scheme for the creation/enhancement of 0.27 hectares of intermediate terrestrial habitat for Great Crested Newts within the development site shall be submitted to and approved in writing by the Local Planning Authority. This should include: planting a dense hedgerow along the northern boundary of the site, retention/enhancement of rough grassland along the north-west boundary and retention/enhancement of rough grassland in the north-east corner of the site. The development thereafter shall be carried out in accordance with the approved details.

***Reason: To ensure the continued protection and enhancement of Great Crested Newts. In accordance with Government advice contained in PPS9 and Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

22. The outline planning permission hereby approved relates to the erection of upto 70 residential units. The application for reserved matters shall not exceed 70 residential units.

***Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy HS4 of the Adopted Chorley Borough Local Plan Review***

23. The approved plans are:

Plan Ref.	Received On:	Title:
1048.10	27th October 2009	Location Plan
S08/148	27th October 2009	Topographical Land Survey
1101.SK10C	15 <sup>th</sup> November 2009	Illustrative Layout

***Reason: To define the permission and in the interests of the proper development of the site.***

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling constructed along the north-east boundary of the site (other than those expressly authorised by permission).

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

(b) 09/01014/FUL - The Royle and The Coppice, Shaw Hill, Whittle-Le-Woods, Chorley

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

Application no: 09/01014/FUL  
Proposal: Erection of 7 detached dwellings, garaging and associated infrastructure following demolition of the existing dwellings The Coppice and The Royle  
Location: The Royle and The Coppice, Shaw Hill< whittle-Le-Woods, Chorley

Decision:  
It was proposed by Councillor Keith Iddon, seconded by Councillor Chris France, and was subsequently **RESOLVED to refuse planning permission for the following reasons:**

**1. The application is unacceptable in that it lacks sufficient detail in terms of levels and cross sections in relation to properties around the site to enable the impact to be further assessed.**

**2. The proposal is an unacceptable layout which gives rise to adverse impacts on the amenity of properties adjacent to plots 5, 7 and 1 as a result of an adverse relationship between dwellings, differences in levels and unacceptable impact on the streetscene.**

**(c) 09/00825/OUTMAJ - Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell**

Application no: 09/00825/OUTMAJ  
Proposal: Demolition of existing buildings, erection of 15 units for mixed use of office and living accommodation, formation of new access to Finnington Lane, landscaping and laying out of new road and parking areas together with provision of washroom/W.C. building for canal-boat users.  
Location: Finnington Lane Industrial Estate, Finnington Lane, Feniscowles, Withnell

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

**1. Prior to the commencement of development details of appropriate mitigation measures to prevent pollution of the waterway during and after construction of the proposed development shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.**

***Reason: In order to avoid contamination of the waterway and ground water from wind blow, seepage or spillage in accordance with the guidance in PPS23 – Planning and Pollution Control.***

**2. Notwithstanding the submitted plans prior to the first occupation of the units, details of the proposed boundary treatment (showing height, specification, colour, materials and/or planting) shall first have been submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.**

***Reason: To ensure that the external appearance of the development is satisfactory in accordance with Policy GN5 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. 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.*

5. Notwithstanding the submitted plans no development shall take place until a detailed scheme for the access in accordance with the plans shown in the report by PSA Design received on the 17<sup>th</sup> November 2009 has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority and thereafter implemented in accordance with the agreed plan.

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

6. The approved units shall be used for a mixed residential and office use (classes C3 and B1(a), (b) of the Use Classes Order) and for no other use unless agreed in writing by the Local Planning Authority.

*Reason: To safeguard the Green Belt from inappropriate development and in accordance with Policy EP13 of the Adopted Chorley Borough Local Plan Review and the guidance in PPS7 - Sustainable Development in Rural Areas.*

7. 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 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) in place at the receipt of the reserved matters, 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 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 and Chorley Borough Council's Sustainable Resources DPD.*

8. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely appearance and landscaping) shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and EP13 of the Adopted Chorley Borough Local Plan Review.*

(d) 09/00738/FULMAJ - Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton, Leyland

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



Application no: 09/00738/FULMAJ  
 Proposal: Extensions and alterations to pet food manufacturing facility including an automated finished product store (AFPS); upgraded and new extrusion process lines including a sunken mill; raw material storage; odour abatement (a roofed pine bark based biological filter system including venting chimneys, one 30 metres high); waste water treatment; additional capacity of waste recovery and recycling facilities; landscaping including earth excavation and mounding; related infrastructure.  
 Location: Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton Leyland

Decision:  
 It was proposed by Councillor Keith Iddon, seconded by Councillor Mike Devaney, and was subsequently **RESOLVED to grant planning permission subject to it being referred to the Government Office for the North West, the Secretary of State not calling the application in and the following conditions:**

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

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

**2. The approved plans are:**

Plan Ref.	Received On:	Title:
01	18 <sup>th</sup> September 2009	Existing Layout (July 2009)
02	18 <sup>th</sup> September 2009	Landscape Features
03	18 <sup>th</sup> September 2009	Landscape Structure
11	18 <sup>th</sup> September 2009	Proposed Development of Golden Acres Masterplan
12	18 <sup>th</sup> September 2009	Masterplan
13	18 <sup>th</sup> September 2009	Phasing Detail- Phase One
14	18 <sup>th</sup> September 2009	Phasing Detail- Phase Two
15	18 <sup>th</sup> September 2009	Phasing Detail- Phase Three
16	18 <sup>th</sup> September 2009	Phasing Detail- Phase Four
17	18 <sup>th</sup> September 2009	Phasing Detail- Phase Five
18	18 <sup>th</sup> September 2009	Phasing Detail- Phase Six
19	18 <sup>th</sup> September 2009	Phasing Detail- Phase Seven
20	18 <sup>th</sup> September 2009	Landscape Proposals
50 Rev P01	18 <sup>th</sup> September 2009	Automated Finished Product store elevations
51 Rev P01	18 <sup>th</sup> September 2009	Automated Finished Product store plan
52 Rev P01	18 <sup>th</sup> September 2009	Automated Finished Product Store Roof plan
53 Rev P01	18 <sup>th</sup> September 2009	Pallet Store/ Recycling Building plans and Elevations
Rev P01	18 <sup>th</sup> September 2009	IBC Store/ Raw Materials Elevations
55 Rev P01	18 <sup>th</sup> September 2009	IBC Store/ Raw Materials Plan
56 Rev P01	18 <sup>th</sup> September 2009	IBC Store/ Raw Materials Roof Plan
57 Rev P01	18 <sup>th</sup> September 2009	Impact Mitigation Drawing
58 Rev P01	18 <sup>th</sup> September 2009	Line D/ Intake Building Plan And Elevations
59 Rev P01	18 <sup>th</sup> September 2009	Line D/ Intake Building Roof Plan

60 Rev P01	18 <sup>th</sup> September 2009	Engineers Store and Hot room
61 Rev P01	18 <sup>th</sup> September 2009	Energy Centre and Line C intake
62 Rev P01	18 <sup>th</sup> September 2009	IBC Cleaning Building
63 Rev P01	18 <sup>th</sup> September 2009	Biomass Material Store Plans and Elevations
64 Rev P01	18 <sup>th</sup> September 2009	Bio Beds Roof Plan
65 Rev P01	18 <sup>th</sup> September 2009	Bio Beds Floor Plan
66 Rev P01	18 <sup>th</sup> September 2009	Bio Beds Elevations and sections
67	18 <sup>th</sup> September 2009	Proposed Fan House and Energy centre
103	21 <sup>st</sup> January 2010	Record of Planning Approvals- Buildings and infrastructure

***Reason:*** To define the permission and in the interests of the proper development of the site.

3. No development shall commence until a plan showing the phasing of the development has been submitted to and agreed by the Local Planning Authority. Implementation shall be in accordance with that plan unless as otherwise agreed by the Local Planning Authority.

***Reason:*** To ensure effective control over the respective phases of the development hereby permitted.

4. The premises shall be used for the extrusion of agricultural produce for the purposes of animal and pet food production only and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) save for ancillary uses.

***Reason:*** The site is in an area of green belt where development is strictly controlled.

5. The Automated Finished Products Store (AFPS) shall only be used as an ancillary part of the premises to which this planning permission relates. More particularly, it shall not be used other than as expressed in condition 3 above and specifically not as an independent warehouse under Class B8 of The Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification

***Reason:*** The site is in an area of green belt where development is strictly controlled.

6. Prior to the commencement of each phase of the development samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

7. Prior to the commencement of each phase of the development full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

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

***Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.***

**9. No part of the development hereby permitted shall be brought into use until a travel plan to promote travel by sustainable modes has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in accordance with the timetable to be set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually to the Local Planning Authority for approval for a period of ten years from the first occupation of the development hereby permitted.**

***Reason: To ensure that the site is as sustainable as possible from a transport perspective***

**10. No development shall take place for any of the phases of the development to be shown on the phasing plan until full details of both hard and soft landscape works (including water features) have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; parking layouts; vehicle access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.**

**a. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.**

**b. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.**

**c. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.**

***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.***

**11. None of the phases of development to be shown on the approved phasing plan shall be commenced until a habitat creation and landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.**

***Reason: In the interests of nature conservation, to enhance biodiversity and the appearance of the locality. In accordance with Government advice contained in PPS9: Biodiversity and Geological Conservation, Policies EM1 and DP7 of the***

***North West Regional Spatial Strategy and Policy EP4 of the Adopted Chorley Borough Local Plan Review.***

12. 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.***

13. Before any plant installed in Building No. 23 (Line D) on the approved Masterplan 12 becomes operational the Applicant shall have:

- i) Constructed and commissioned the raw material intake Building No. 24 and Building No. 29, on the approved Masterplan in order to minimise odours during the transfer of raw materials from road vehicles to the processing plant, and
- ii) Constructed and commissioned the 3 wet scrubbers and biobeds, being Building No. 32, on the approved Masterplan together with the extraction corridor, Building No. 33 on the approved Masterplan.

***Reason: To ensure that odour released to atmosphere at the point of discharge and transfer of raw materials is minimised, and that the replacement odour abatement plant is built before any replacement production lines become operational.***

14. Within three months after first becoming operational the performance of the 3 wet scrubbers and biofilters (Building No. 32 on the approved Masterplan) shall be assessed. Such assessment shall be in the form of a written report and be by way of three separate olfactometric tests undertaken over a three week period, together with a review of offsite odour impact assessments and odour complaints received from the general public during the operational period. The written report of the olfactometric tests shall analyse the operational conditions during the tests and give an opinion as to the likely performance of the abatement plant to remove odour (based on the test results obtained).

In the event that either:

- i) air off the biofilters has an odour concentration of more than 1,500 ouE/m<sup>3</sup>; or
- ii) the Council's responsible Environmental Health Officer (or any other officer with similar responsibility under a different name), in consultation with the Environment Agency (having reviewed the report and other evidence, including that from boundary odour assessments and any complaints) considers that odour is likely to cause annoyance to local residents as assessed at the site boundary, then within nine months the Applicant shall construct and discharge all treated air from the 3 biofilters via the 30m high dispersal chimney (Building No. 34 on the approved Masterplan) hereby permitted (in the event that it has not been constructed).

***Reason: To ensure that the odour impact on local residents is minimised***

15. Following the construction of 2 additional wet scrubbers and biofilters as proposed (Building No. 32 on the approved Masterplan) the Applicant shall undertake performance testing identical to that required in 13.2(i) above. The

assessment shall be undertaken three months after the additional 2 wet scrubbers and biofilters first become operational.

In the event that all 5 bio filters have:

- (a) on average an odour concentration of more than 1,000 oUE/m<sup>3</sup> and,
- (b) the Council's responsible Environmental Health Officer (or any other officer with that responsibility under a different name), in consultation with the Environment Agency, having reviewed the report and other evidence, including that from boundary odour assessments and any complaints, considers that odour is likely to cause annoyance to local residents as assessed at the site boundary, then within nine months the Applicant shall construct and discharge all treated air from the 5 biofilters via the 30m high dispersal chimney (Building No. 34 on the approved Masterplan) hereby permitted (in the event that it has not been constructed).

*Reason: To ensure that the odour impact on local residents is minimised.*

16. Upon commencement of operations in Building 22, as shown on the approved Masterplan (drawing 12), the rating level of noise from development hereby permitted shall not exceed 44dB(Lar) for 5 minutes between 2300 and 0700 hours daily, recorded in a 'free field' location at properties east of the site on the A59 Liverpool Road. The properties are identified on the approved Masterplan.

*Reason: To secure effective control over noise levels experienced at certain local residential properties close by and in accordance with policy EP20 of the Adopted Chorley Borough Local Plan Review*

17. The monitoring of noise from each phase of the development hereby permitted to be shown on the phasing plan shall be undertaken in accordance with a noise monitoring scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme for each phase shall provide full details of, and justification for, how, where, when and by whom monitoring will be performed. The scheme shall remain in place throughout the operation of the site unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To secure effective control over noise levels experienced at certain local residential properties close by and in accordance with policy EP20 of the Adopted Chorley Borough Local Plan Review*

18. No development shall take place for any of the phases to be shown in the phasing plan, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) operating hours during which works of construction or demolition or works incidental thereto shall take place;
- (b) the parking of vehicles of site operatives and visitors;
- (c) loading and unloading of plant and materials;
- (d) storage of plant and materials used in constructing the development;
- (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (f) wheel washing facilities;
- (g) measures to control the emission of dust and dirt during construction and
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: To minimise the impact of construction on the local environment*

19. None of the chimney flues hereby permitted shall be erected until full details of their external appearance (which shall include height, all materials, colours, and the shape of any cones )have been submitted to and approved by the Local Planning Authority in writing.

*Reason: To minimise the impact of the chimney flues on the local environment and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

20. No development shall take place until a programme of archaeological work for each of the phases to be shown on the phasing plan have been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a programme of earthwork recording, evaluation trenching and palaeoenvironmental analysis of peat deposits present on the site.

*Reason: To enable archaeologists to record any items of interest and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.*

21. Details of all external lighting for each phase of the development hereby permitted to be shown on the phasing plan shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development hereby permitted is used. Development shall be carried out in accordance with the approved details.

*Reason: To minimise the impact of the development on the local environment and in accordance with Policy EP21A of the Adopted Chorley Borough Local Plan Review*

22. All the buildings hereby permitted within which people are habitually present shall have a threshold level of 7.02 metres AOD

*Reason: To protect against a 1 in 1000 year tidal flood situation*

23. All access points for the AFPS hereby permitted shall be set above 7.02 metres AOD.

*Reason: To protect against the 1 in 1000 year tidal flood situation*

24. The AFPS hereby permitted shall not be commenced until full details of waterproof membranes to be used to make its structure resistant to groundwater and tidal flood waters have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with those approved details and they shall be maintained permanently.

*Reason: To protect against the 1 in 1000 year tidal flood situation*

25. No development for any of the phases approved shall be commenced until full details of a sustainable drainage system have been approved. Run off from the new developments in excess of 10 litres per second per hectare (l/s/ha) will be retained and managed on site in that sustainable drainage system.

*Reason: To secure sustainable development principles and in accordance with Policy EP18 of the Adopted Chorley Borough Local Plan Review*

26. Waste water and storage lagoons hereby permitted shall be constructed with a lined or impermeable base.

*Reason: To prevent the percolation of effluent into the ground and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review*

27. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit

of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.  
*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.*

(e) 09/00867/FULMAJ - Land rear of 243-289 Preston Road, Clayton-Le-Woods, Chorley

Application no: 09/00867/FULMAJ  
Proposal: Erection of 14 residential properties with associated infrastructure and provision of car parking for existing residents.

Location: Land to rear of 243-289, Preston Road, Clayton-Le-Woods

Decision: It was proposed by Councillor Mike Devaney, seconded by Councillor David Dickinson, and was subsequently **RESOLVED (9:0) to grant planning permission subject to a Legal Agreement and the following conditions:**

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

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

**2. 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.*

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

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

**4. The 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.*

5. 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.*

6. Prior to the commencement of the development a geotechnical investigation of the slopes adjacent to the application site shall be undertaken to ensure the stability of the slope. The investigation shall also include the trees located to the south west boundary to assess the long term impact of the regrading and any safety implications. This investigation shall be submitted to and approved in writing by the Local Planning Authority. Any remedial works required to ensure the continued stability of the ground shall be implemented prior to the commencement of development of the site.

*Reason: To ensure the continued stability of the surrounding land and in accordance with Policy EP15 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 details shall include the future management of the proposed existing residents parking spaces detailed on plans reference 07/170 AL005. The site shall thereafter be managed by the approved Management Company.

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

9. 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 Government advice contained in PPS23: Planning and Pollution Control*

10. No dwelling hereby permitted shall be occupied until 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. No dwelling hereby permitted shall be occupied until the highway alterations to the site access and Preston Road have been completed in accordance with the details shown on plan reference AL(00)-001 , or as 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.*

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

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

13. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review, Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25: Development and Flood Risk*

- (f) 09/00739/FULMAJ - Group 4N, Land 150m West of Sibbering's Farm, Dawson Lane, Whittle-Le-Woods

Application no: 09/00739/FULMAJ  
Proposal: Erection of 110 dwellings with associated infrastructure, open space and landscape treatment including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ  
Location: Group 4N Land 150, West of Sibbering's Farm, Dawson Lane, Whittle-Le-Woods  
Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Simon Moulton, 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 51 of the Planning and Compulsory Purchase Act 2004.***

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

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

**3. 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.***

**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. In particular the scheme shall include full details of the semi- mature trees, to be planted to the rear of plots 62-63, 75-76 and along the boundary of the site with Jones Farm.**

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

**5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

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

**6. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in**

writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.  
*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.*

7. 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 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 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.*

9. 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.*

10. The garages hereby permitted for plots 1, 2, 9, 17-24, 27, 29, 30, 32, 34, 36, 42, 46, 51, 55, 59, 60, 64-66, 72-74, 79-83, 89, 90, 93-98, 106 and 108, shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.  
*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy*

11. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority. The landscaping thereafter shall accord with the approved plan.  
*Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy*

12. Prior to the first occupation of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with 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*

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in

writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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

14. 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.*

15. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk*

16. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17<sup>th</sup> April 2009 (planning reference 07/00953/OUTMAJ).

*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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) on plots 12-22, 55-63, 75-78 and 82-86 inclusive.

*Reason: To protect the appearance of the locality, to ensure continued protection of the trees on site and in accordance with Policy Nos. HS4 and EP9 of the Adopted Chorley Borough Local Plan Review.*

18. The approved plans are:

Plan ref:	Received on:	Title:
1046/01 Rev E 2	February 2010	Landscape Plan
BVG4N-P01 Rev D	2 February 2010	Proposed Site Visit
BV-G4N-06 ENG02	25 September 2009	Site Location Plan
BV-G4N-06 ENG03	25 September 2009	Proposed Road Surfaces
08/064/SS	25 September 2009	Proposed Drainage
BV-G4N-06-ENG04	25 September 2009	Proposed Street Scenes
BV-G4N-06-ENG08	25 September 2009	Planning Application Boundary
BV-G4N-06-ENG08 3 Rev A	February 2010	Finished Floor Levels
BE-A-1	18 November 2009	Belfry A
BE-A-2	18 November 2009	Belfry A

BE-B-2	18 November 2009	Belfry B
BE-B-1	18 November 2009	Belfry B
BE-C-2	18 November 2009	Belfry C
BE-C-1	18 November 2009	Belfry C
CA-A-1	18 November 2009	Carnoustie A
CA-A-2	18 November 2009	Carnoustie A
CA-B-2	18 November 2009	Carnoustie B
CA-B-1	18 November 2009	Carnoustie B
CA-C-2	18 November 2009	Carnoustie C
CA-C-1	18 November 2009	Carnoustie C
GL-A-1	18 November 2009	Gleneagles A
GL-A-2	18 November 2009	Gleneagles A
GL-B-2	18 November 2009	Gleneagles B
GL-B-1	18 November 2009	Gleneagles B
GL-C-2	18 November 2009	Gleneagles C
GL-C-1	18 November 2009	Gleneagles C
MU-A-2	18 November 2009	Muirfield A
MU-A-1	18 November 2009	Muirfield A
MU-B-2	18 November 2009	Muirfield B
MU-B-1	18 November 2009	Muirfield B
MU-C-2	18 November 2009	Muirfield C
MU-C-1	18 November 2009	Muirfield C
SU-A-1	18 November 2009	Sunningdale A
SU-A-2	18 November 2009	Sunningdale A
SU-B-2	18 November 2009	Sunningdale B
SU-B-1	18 November 2009	Sunningdale B
SU-C-2	18 November 2009	Sunningdale C
SU-C-1	18 November 2009	Sunningdale C
TR-A-1	18 November 2009	Troon A
TR-A-2	18 November 2009	Troon A
TR-B-2	18 November 2009	Troon B
TR-B-1	18 November 2009	Troon B
TR-C-2	18 November 2009	Troon C
TR-C-1	18 November 2009	Troon C
TU-A-1	18 November 2009	Turnberry A
TU-A-2	18 November 2009	Turnberry A
TU-B-2	18 November 2009	Turnberry B
TU-B-1	18 November 2009	Turnberry B
TU-C-2	18 November 2009	Turnberry C
TU-C-1	18 November 2009	Turnberry C
WE-A-1	18 November 2009	Wentworth A
WE-B-2	18 November 2009	Wentworth B
WE-B-1	18 November 2009	Wentworth B
WE-A-2	18 November 2009	Wentworth A
C5H206	13 October 2009	The Blenheim (Brick)
C5H206	13 October 2009	The Blenheim (Render)
C5H206	13 October 2009	The Blenheim floor plans
C5H199	13 October 2009	The Cheltenham floor plans
C5H199	13 October 2009	The Cheltenham (Brick)
C5H199	13 October 2009	The Cheltenham (Render)
C4H195	13 October 2009	The Richmond floor plans
C4H195	13 October 2009	The Richmond (Brick)
C4H195	13 October 2009	The Richmond (Render)
C6H180	28 January 2010	The Hampstead (Brick)
C6H180	28 January 2010	The Hampstead (Render)
C4H171	13 October 2009	The Balmoral floor plans
C4H171	13 October 2009	The Balmoral (Brick)
C4H171	13 October 2009	The Balmoral (Render)
C4H161	13 October 2009	The Dorchester floor plans

C4H161	13 October 2009	The Dorchester (Brick)
C4H160	13 October 2009	The Westminster floor plans
C4H160	13 October 2009	The Westminster (Brick)
CEH160	13 October 2009	The Westminster (Render)
L-DG01	23 November 2009	6m x 6m Double Garage 3
L-DG02	23 November 2009	6m x 6m Double Garage 2
G-007_VT1	23 November 2009	5.5m x 5.5m Double Garage
Q_DDG1	23 November 2009	5.5m x 11m Double Double Garage
L_QDS01	23 November 2009	6m x 12m Quad Double Garage
BV/G4N/ENG/001 Rev A	9 February 2010	Drainage Layout
BV/G4N/ENG/002-1 Rev A	9 February 2010	Longsection Sheet 1
BV/G4N/ENG/002-2 Rev A	9 February 2010	Longsection Sheet 2
BV/G4N/ENG/002-3 Rev A	9 February 2010	Longsection Sheet 3
BV/G4N/ENG/002-4 Rev A	9 February 2010	Longsection Sheet 4
BV/G4N/ENG/002-5 Rev A	9 February 2010	Longsection Sheet 5
BV/G4N/ENG/002-6 Rev A	9 February 2010	Longsection Sheet 6
BV/G4N/ENG/029-1	9 February 2010	Surface Manhole Schematic 1
BV/G4N/ENG/029-2	9 February 2010	Surface Manhole Schematic 2
BV/G4N/ENG/029-3	9 February 2010	Surface Manhole Schematic 3
BV/G4N/ENG/029-4	9 February 2010	Surface Manhole Schematic 4
BV/G4N/ENG/029-5	9 February 2010	Surface Manhole Schematic 5
BV/G4N/ENG/029-6	9 February 2010	Surface Manhole Schematic 6
BV/G4N/ENG/029-7	9 February 2010	Surface Manhole Schematic 7
BV/G4N/ENG/029-8	9 February 2010	Foul Manhole Schematic 8
BV/G4N/ENG/029-9	9 February 2010	Foul Manhole Schematic 9
BV/G4N/ENG/029-10	9 February 2010	Foul Manhole Schematic 10
BV/G4N/ENG/029-11	9 February 2010	Foul Manhole Schematic 11
BV/G4N/ENG/029-12	9 February 2010	Foul Manhole Schematic 12

***Reason: To define the permission and in the interests of the proper development of the site.***

Councillor Alistair Bradley left the meeting.

**(g) 09/00996/OUT - Fairview, Runshaw Lane, Euxton, Chorley**

Councillor Alistair Bradley returned to the meeting.

Application no: 09/00996/OUT  
Proposal: Erection of detached bungalow style residence  
Location: Fairview, Runshaw Lane, Euxton  
Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Geoff Russell, and was subsequently **RESOLVED to refuse planning permission for the following reason:**

**The proposed bungalow would be located within the Green Belt as defined by the Chorley Borough Local Plan Review. For a new dwelling to be acceptable in the Green Belt, the site upon which it is proposed must constitute a 'rural infill' plot. In this case, the site on which the bungalow is proposed does not constitute a single plot within an existing substantial built up frontage hence the proposed bungalow is contrary to Policy No. DC4 of the Chorley Borough Local Plan Review and PPG2.**

#### **10.DC.123 PLANNING APPEALS NOTIFICATION REPORT**

The Director of Partnerships, Planning and Policy, submitted a report giving notification of one appeal that had been lodged against the refusal of planning permission, three planning applications that had been dismissed and one appeal that had been allowed. The Committee also received notification of permission for planning made by Lancashire County Council.

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

#### **10.DC.124 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

The Committee received for information tables listing five applications for Category 'B' development proposals which had been determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair of the Committee at meetings held on 24 December 2009 and 27 January 2010.

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

#### **10.DC.125 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY**

The Committee received for information, a schedule listing the remainder of the planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers between 23 December 2009 and 26 January 2010.

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

Chair