



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 9th February 2010

In the Lancastrian Room, Town Hall, Chorley

At 6.30 pm



www.chorley.gov.uk

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. A local Councillor who is not a member of the Committee may speak on the proposed development for a maximum of five minutes.
4. The applicant or her/his representative will be invited to respond, for a maximum of three minutes. As with the objector/supporter there will be no second chance to address the Committee.
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.

29 January 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 9TH FEBRUARY 2010

You are invited to attend a meeting of the Development Control Committee is to be held in the Lancastrian Room, Town Hall, Chorley on Tuesday, 9th February 2010 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 - 26)**

To confirm the minutes of the Development Control Committee meeting held on 12 January 2010 (enclosed)

4. **Planning applications awaiting decision (Pages 27 - 28)**

A list 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 the current planning applications on our website http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx

- (a) **09/00802/OUTMAJ - Pontins Ltd, Sagar House, Langton Brow, Eccleston, Chorley**
(Pages 29 - 52)

Report of Director of Partnerships, Planning and Policy (enclosed)

- (b) 09/01014/FUL - The Royle and The Coppice, Shaw Hill, Whittle-Le-Woods, Chorley (Pages 53 - 60)

Report of Director Partnerships, Planning and Policy (enclosed)

- (c) 09/00825/OUTMAJ - Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell (Pages 61 - 70)

Report of Director of Partnerships, Planning and Policy (enclosed)

- (d) 09/00738/FULMAJ - Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton, Leyland (Pages 71 - 100)

Report of Director of Partnerships, Planning and Policy (enclosed)

- (e) 09/00867/FULMAJ - Land rear of 243-289 Preston Road, Clayton-Le-Woods, Chorley (Pages 101 - 112)

Report of Director of Partnerships, Planning and Policy (enclosed)

- (f) 09/00739/FULMAJ - Group 4N, Land 150m West of Sibbering's Farm, Dawson Lane, Whittle-Le-Woods (Pages 113 - 132)

Report of Director of Partnerships, Planning and Policy (enclosed)

- (g) 09/00996/OUT - Fairview, Runshaw Lane, Euxton, Chorley (Pages 133 - 140)

Report of Director of Partnerships, Planning and Policy (enclosed)

5. **Planning Appeals Notification Report (Pages 141 - 144)**

Report of Director of Partnerships, Planning and Policy (enclosed)

6. **Delegated decisions determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair of the Committee (Pages 145 - 148)**

Planning applications delegated on:

24 December 2009 (enclosed)

27 January 2010 (enclosed)

7. **Delegated decisions determined by the Director of Partnerships, Planning and Policy (Pages 149 - 166)**

Schedule of applications determined between 23 December 2009 and 26 January 2010 (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 Counce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, Keith Iddon, Roy Lees, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape) for attendance.
2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer) 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, 12 January 2010

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry Caunce, Mike Devaney, David Dickinson, Dennis Edgerley, Christopher France, 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), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer) and Dianne Scambler (Democratic and Member Services Officer)

Also in attendance: Councillors Kevin Joyce (Eccleston and Mawdesley)

10.DC.109 APOLOGIES FOR ABSENCE

No apologies for absence were received

10.DC.110 DECLARATIONS OF ANY INTERESTS

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

Councillor David Dickinson – 09/00802/OUTMAJ

10.DC.111 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 8 December 2009 be held as a correct record for signing by the Chair.

10.DC.112 PROTOCOL FOR PUBLIC SPEAKING AT DEVELOPMENT CONTROL COMMITTEE

The Director of Transformation submitted a report to make Members aware of the recently approved constitutional changes to the Public Speaking procedures and protocol for public and ward participation at Development Control Committee.

Members attention was drawn to the fact that

- The approved protocol limits Ward Councillors (who are not speaking as Members of the Committee) to speaking for no longer than 5 minutes.
- Continues to allow the Chair to use his/her discretion to ensure that applicants feel there is equality in the process, in addition
- Ward Councillors wishing to speak on planning applications should seek approval to do so from the Chair prior to the meeting of the Development Control Committee.
- The order of speakers be revised to the supporter/objector, the ward councillor, the applicant

RESOLVED – That the report be noted.

10.DC.113 PLANNING APPLICATIONS AWAITING DECISION

The Director of Partnerships, Planning and Policy submitted reports on nine 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) 09/00873/FUL - Orcheton House Farm, Wood Lane, Heskin, Lancashire

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

Application no: 09/00873/FUL
 Proposal: Replacement agricultural workers dwelling, re-use and relocation of former dwelling as fishing training centre (re-submission) of planning application 09/00678/FUL)
 Location: Orcheton House Farm, Wood Lane, Heskin, Lancashire
 Decision:

It was proposed by Councillor Keith Iddon, seconded by Councillor Julia Berry to defer the decision to allow the Members of the Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor Mike Devaney, seconded by Councillor Judith Boothman, and was subsequently **RESOLVED to refuse planning permission for the following reason:**

In line with Planning Policy Statement 7, agricultural and operational workers dwellings should be commensurate with the size of the holding and the established functional requirement rather than the aspirations of the applicant. The fishery is currently operating with the existing dwelling on the site and no evidence has been submitted to demonstrate that the existing dwelling is not adequate. The proposal is therefore considered contrary to PPS7: Sustainable Development in Rural Areas.

(b) 09/00714/FULMAJ - Land Adj Fairview Farm, (incl Land Bounded By Chorley Rd Eller Brook And Railway) Chorley Road, Adlington

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

Application no: 09/00714/FULMAJ
 Proposal: Erection 37 affordable dwellings with external amenity space and off street parking at Fairview Farm, Adlington
 Location: Land adjacent to Fairview Farm (including land bounded by Chorley Road, Eller Brook and Railway) Chorley Road, Adlington
 Decision:

It was proposed by Councillor Keith Iddon, seconded by Councillor Julia Berry, and was subsequently **RESOLVED to approve planning permission subject to 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 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. 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.

5. 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 the Environmental Areas and private parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company in accordance with the approved arrangements.

Reason: To ensure the satisfactory management of the private driveways and Environmental Areas at the site and in accordance with Policies GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until a programme of archaeological work has been implemented in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

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.

7. Prior to the commencement of the development a site investigation and risk assessment for landfill gas shall be undertaken at the site. The results of the investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority in the form of a Site Investigation Report. Thereafter the development shall be carried out in accordance with the recommended precautionary measures set out within the report unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control

8. Prior to the commencement of the development a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures, shall be submitted to and approved in writing by the Local Planning Authority. The report should include an initial desk study, site walkover and risk assessment. 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 Local Planning Authority and thereafter undertaken including 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 Government advice contained in PPS23: Planning and Pollution Control

9. All planting, seeding or turving 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.

10. The existing soil levels around the base of the trees to be retained shall not be altered.

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

11. 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.

12. Prior to the felling of any trees the bat boxes shall be surveyed to identify the potential for current usage. If bat usage is identified then the tree shall not be felled until full mitigation measures to ensure the continued protection of this bat roost 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 details.

Reason: To ensure the continued protection of a protected species. In accordance with Policy EP4 and Government advice contained in PPS9.

13. Japanese Knotweed is present within the application area. Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause Japanese Knotweed to grow in the wild. Therefore a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines.

Reason: To ensure the eradication of Japanese Knotweed in accordance with the Wildlife and Countryside Act 1981 (as amended).

14. Prior to the commencement of the development a habitat creation/enhancement and management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of replacement bird breeding habitat, bat foraging habitat, stream habitat and native tree planting. Thereafter the approved management plan shall be implemented in full.

Reason: To ensure that the retained and established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy EM1 of the North West Regional Spatial Strategy.

15. 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.

16. 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.

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

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

18. The in curtilage parking spaces at plots 22-25 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 off street parking provision is maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy RT2 of the North West Regional Spatial Strategy 2008.

19. Prior to the commencement of the development, details of the proposed new drainage ditch shall be submitted to and approved in writing by the Local Planning Authority. The details shall show how the new watercourse will be designed so as to replicate a natural feature as far as is possible. The ditch thereafter shall be constructed in accordance with the approved details.

Reason: To ensure that a varied range of habitats are provided on the site to compensate for the loss of habitats as a result of the development. In accordance with Government advice contained in Planning Policy Statement 9: Biodiversity and Geological Conservation

20. Prior to the commencement of the development details of the proposed pond, including a maintenance scheme, shall be submitted to and approved in writing by the Local Planning Authority. The pond thereafter shall be constructed in accordance with the approved details.

Reason: To enhance the conservation and biodiversity value of the site and to provide wildlife habitats to compensate for the loss of biodiversity as a result of

the development. In accordance with Government advice contained in Planning Policy Statement 9: Biodiversity and Geological Conservation

21. No development approved by this permission shall be commenced until a surface water drainage strategy (including attenuation of surface discharges from the development to existing 'greenfield rates') has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

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 in accordance with Government advice contained in PPS25 Development and Flood Risk

22. Prior to the commencement of the development full details of the predicted energy use of the development expressed in terms of carbon emissions shall be submitted to and approved in writing by the Local Planning Authority. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions in accordance with policy SR1 of the Sustainable Resources DPD. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

23. Prior to the commencement of the development a scheme which demonstrates and provides full details of how the design and layout of the buildings will withstand climate change shall be submitted to and approved in writing by the Local Planning Authority. 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 1st January 2010 will be required to meet Code Level 3 of the Codes for Sustainable Homes. 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.

24. Prior to the commencement of the development full details of the bridge structure, required to allow access between plots 27 and 28, shall be submitted to and approved in writing by the Local Planning Authority. The bridge thereafter shall be constructed in accordance with the approved details.

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

25. Prior to or within 1 week of commencement a scheme and programme for the site enabling and construction phase of the development shall be submitted

to and approved by the Local Planning Authority. The scheme and programme shall cover:

1. Site/construction access points for each phase of development and mechanisms of limiting access from Farm Avenue.
2. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
3. Construction operating hours including deliveries and site construction staff.

The approved scheme and programme shall be implemented.

Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.

(c) 09/00802/OUTMAJ - Pontins Ltd, Sagar House, Langton Brow, Ecclestone

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

(Councillor Kevin Joyce, a ward representative for Ecclestone and Mawdesley also spoke against the proposals)

Application no: 09/00802/OUTMAJ
 Proposal: Outline application for the erection of 70 dwelling houses with associated roads and open spaces
 Location: Pontins Ltd, Sagar House, Langton Brow, Ecclestone, Chorley

Decision:
 It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris France to refuse planning permission of the proposed development.

An amendment to the motion was proposed by Councillor Mike Devaney, seconded by Councillor David Dickinson to approve planning permission of the proposed development subject to a Legal Agreement and the conditions in the officers report.

A further amendment to the motion was proposed by Councillor Dennis Edgerly, seconded by Councillor Ken Ball, to defer the decision to allow for further dialogue between the developer and the planning officers.

A further amendment to the motion was then proposed by Councillor Keith Iddon, seconded by Councillor Simon Moulton and was subsequently **RESOLVED (14:1) to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.**

(d) 09/00866/OUTMAJ - The Grove, Railway Road, Adlington, Chorley

(The Committee received representations from an objector to the proposed development)

Application no: 09/00866/OUTMAJ
 Proposal: Outline application (specifying access and layout) for the erection of 12 dwellings and associated infrastructure (resubmission of application 09/00513/OUTMAJ)
 Location: The Grove, Railway Road, Adlington, Chorley

Decision:
 It was proposed by Councillor Roy Lees, seconded by Councillor June Molyneaux, and was subsequently **RESOLVED to refuse planning permission for the following reason:**

The proposal is considered contrary to Policy EP18 of the Adopted Chorley Borough Local Plan Review and PPS25. It has been identified that there is a culvert on the site. The Environment Agency object to development over culverts as it will prejudice future replacement restoration and can restrict necessary access to the watercourse. In addition PPS25 (Development and Flood Risk) requires that all forms of flooding should be taken into account when considering an application. Whilst it is accepted that the culvert running across the site can be diverted to allow the building of the proposed properties, recent site visits shows this culvert still carries surface water which will need to be discharged at some point to prevent flooding on site. The proposals show a diversion with a connection to a culvert underneath Railway Road but has its connection is not currently being utilised, the applicant has not demonstrated that this excess surface water can be discharged without having an impact on properties downstream. With regards to the proposed surface water discharge from the new houses, a new connection to the public sewer network is proposed. The applicant has not demonstrated that this is acceptable to United Utilities. As this is a new connection, the surface water discharge rate must be reduced to a Greenfield rate of 6.6l/s/ha which requires some form of storage and it has not been shown where this can be accommodated on site.

(e) **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 Industrial Estate, Finnington Lane, Feniscowles, Withnell
 Decision: The planning application was withdrawn from this agenda.

(f) **09/00837/FULMAJ - Bolton West Motorway Service Area Northbound, Greenlands Lane, Anderton, Bolton, Lancashire**

Application no: 09/0837/FULMAJ
 Proposal: Redevelopment of existing motorway service area to include demolition of existing service area buildings (including former police station, amenity building, petrol filling station, forecourt and canopy) and construction of a new amenity building, petrol filling station, forecourt and canopy and annex building, associated landscaping and recreational facilities, vehicular and pedestrian circulation and ancillary works.
 Location: Bolton West Motorway Service Area Northbound, Greenlands Lane, Anderton, Bolton
 Decision: It was proposed by Councillor Edgerley, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to refer the planning application to the Government Office North West with the recommendation to approve the proposed development subject to a Legal Agreement and the following conditions:**

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

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

2. The amenity building and annex building shall be laid out as shown on drawing no. 1124 6b (unless otherwise agreed to in writing by the Local Planning Authority) subject to the following restrictions:

- the games area shall not have a floor area greater 100m²;
- the conference space shall not have a floor area greater than 200m²;
- the A1 retail area shall not have a floor area greater than 250m² (although an additional 50m² of retail floorspace on top of this is permissible in an accredited tourist information centre for the sale of products originating from the north west region).

Reason: To prevent the motorway service area becoming a destination in its own right that would generate additional trips on the motorway network and may have an adverse impact on local retail trade and in accordance with Circular 01/2008.

3. Before the development commences, full details of the proposed lighting columns and associated lux levels, shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall only therefore be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policies, DC1 and EP21A of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences a Waste Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include full details of the storage and disposal facilities for commercial waste on the site, including their position and design. It shall also include full details of recycling and waste facilities to be provided for the public and customers to the site. The development shall only be carried out in conformity with the approved Strategy which shall be implemented before the amenity building hereby permitted is first brought into use.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

5. Before the development commences full details of the design and position of all ventilation and extraction systems, including air-conditioning units shall be submitted to and approved in writing by the Local Planning Authority. The development shall only therefore be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policy DC1 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(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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and

specification) have been submitted to and approved in writing by the Local Planning Authority. This shall show how the hard ground-surfacing materials will be permeable materials on a permeable base, or show how 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 of the site (unless otherwise agreed in writing by the Local Planning Authority).The development shall only be carried out in conformity with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality and to prevent flooding in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and PPS25.

8. 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.

9. 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.

10. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. No development approved by this planning permission shall be commenced until:

- e) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- f) If potential contamination is identified, a site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site;
- g) The site investigation and association risk assessment have been undertaken in accordance with details approved in writing by the local planning authority;
- h) A Method Statement and remediation strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

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 addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason:

- c) *To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors;*
 - d) *To enable:*
 - *A risk assessment to be undertaken;*
 - *Refinement of the conceptual model, and*
 - *The development of a Method Statement and Remediation Strategy.*
- c) and d) *to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on or off site.*

12. No development approved by this permission shall be commenced until a surface water drainage strategy has been submitted to and approved by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

Reason: *To reduce the risk of flooding and in accordance with PPS25.*

13. No development shall take place until a scheme for a raised parking area sufficient for two police vehicles has 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 before the amenity building hereby permitted is first brought into use.

Reason: *To help prevent crime and promote community safety and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

14. There shall be no vehicular or pedestrian access of any kind from the site to the M61 other than via the existing sliproads.

Reason: *In the interests of highway safety and in accordance with policy no. TR8 of the Adopted Chorley Borough Local Plan Review.*

15. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected within the site and to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The amenity building shall not be occupied 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 in accordance with PPG2 and Policy Nos. GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.*

16. No development shall take place until a scheme for the provision of Closed Circuit Television (CCTV) to the site has been submitted to and approved in writing by the Local Planning Authority. This shall include the position of CCTV cameras, their design and specification their mountings. The development shall only be carried out in conformity with the approved details before the amenity building hereby permitted is first brought into use.

Reason: *To help prevent crime and promote community safety and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

17. Surface water must drain separate from the foul and no surface water must 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.*

18. No development shall take place until a phasing scheme for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. This shall include details and timings of all demolition and construction to take place on the site. The demolition and construction shall only be carried out in conformity with the approved scheme and timings.

Reason: *To avoid a proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with PPG2 and policy DC1 of the Adopted Chorley Borough Local Plan Review.*

19. The approved plans are:

Plan ref:	Stamp dated:	Title:
1124 11e	7 January 2010	Proposed Site Plan
1124 6b	23 October 2009	Amenity Building, Building Plan and Elevations
1124 7b	23 October 2009	Building Elevations
1124 10f	7 January 2010	Annex Building Elevation
1124 9e	7 January 2010	Annex Building Plan and Elevation

Reason: *To define the permission and in the interests of the proper development of the site and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

20. The restaurant and café in the Annex Building shall only be used in connection with the operation of the Annex Building as an office and training facility and conference facility and to provide an alternative range of food and beverages for motorists and staff. The facilities shall not be used for functions or operate independently from the service area.

Reason: *To prevent the motorway service area becoming a destination in its own right that would generate additional trips on the motorway network and in accordance with Circular 01/2008.*

(g) 09/00836/FULMAJ - Bolton West Motorway Service Area Southbound, Greenlands Lane, Anderton, Bolton, Lancashire

Application no: 09/00836/FULMAJ
 Proposal: Redevelopment of existing motorway service area to include demolition of existing service area buildings (including former police station, amenity building, petrol filling station, forecourt and canopy. Refurbishment of existing lodge associated

landscaping and recreational facilities, vehicular and pedestrian circulation and ancillary works.
 Location: Bolton West Motorway Service Area Southbound, Greenlands Lane, Anderton, Bolton

Deision:

It was proposed by Councillor Edgerley, seconded by Councillor Roy Lees, and was subsequently **RESOLVED** to refer the planning application to the Government Office North West with the recommendation to approve the proposed development subject to a Legal Agreement and the following conditions:

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

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

2. The approved plans are:

Plan Ref:	Stamp Dated:	Title:
1147 6c	10 December 2009	Feasibility Plan
1147 4	23 October 2009	Amenity Building, Building Plan
1147 5	23 October 2009	Amenity Building Elevations
1147 12a	10 December 2009	Rivington Lodge Redevelopment Elevations

Reason: To define the permission and in the interests of the proper development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development commences a Waste Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall include full details of the storage and disposal facilities for commercial waste on the site, including their position and design. It shall also include full details of recycling and waste facilities to be provided for the public and customers to the site. The development shall only be carried out in conformity with the approved Strategy which shall be implemented before the amenity building hereby permitted is first brought into use.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

4. Before the development commences full details of the design and position of all ventilation and extraction systems, including air-conditioning units shall be submitted to and approved in writing by the Local Planning Authority. The development shall only therefore be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policy DC1 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 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials

(notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. This shall show how the hard ground-surfacing materials will be permeable materials on a permeable base, or show how 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 of the site (unless otherwise agreed to in writing by the Local Planning Authority).The development shall only be carried out in conformity with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality and to prevent flooding in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and PPS25.

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

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

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. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

10. No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) If potential contamination is identified, a site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site;
- c) The site investigation and association risk assessment have been undertaken in accordance with details approved in writing by the local planning authority;

- d) A Method Statement and remediation strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

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 addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason:

- a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors;
- b) To enable:
- A risk assessment to be undertaken;
 - Refinement of the conceptual model, and
 - The development of a Method Statement and Remediation Strategy.
- c) and d) to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on or off site.

11. No development approved by this permission shall be commenced until a surface water drainage strategy has been submitted to and approved by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding and in accordance with PPS25.

12. No development shall take place until a scheme for a raised parking area sufficient for two police vehicles has 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 before the use of the amenity building hereby permitted is first commenced.

Reason: To help prevent crime and promote community safety and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

13. There shall be no vehicular or pedestrian access of any kind from the site to the M61 other than via the existing sliproads.

Reason: In the interests of highway safety and in accordance with policy no. TR8 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 within

the site and to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The amenity building shall not be occupied 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 in accordance with PPG2 and Policy Nos. GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.

15. No development shall take place until a scheme for the provision of Closed Circuit Television (CCTV) to the site has been submitted to and approved in writing by the Local Planning Authority. This shall include the position of CCTV cameras, their design and specification their mountings. The development shall only be carried out in conformity with the approved details before the amenity building hereby permitted is first brought into use.

Reason: To help prevent crime and promote community safety and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

16. Surface water must drain separate from the foul and no surface water must 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.

17. No development shall take place until a phasing scheme for the construction of the development has been submitted to and approved in writing by the Local Planning Authority. This shall include details and timings of all demolition and construction to take place on the site. The demolition and construction shall only be carried out in conformity with the approved scheme and timings.

Reason: To avoid a proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with PPG2 and policy DC1 of the Adopted Chorley Borough Local Plan Review.

18. The amenity building shall be laid out as shown on drawing no. 1124 6b (unless otherwise agreed to in writing by the Local Planning Authority) subject to the following restrictions:

- the games area shall not have a floor area greater 100m²;
- the A1 retail area shall not have a floor area greater than 250m² (although an additional 50m² of retail floorspace on top of this is permissible in an accredited tourist information centre for the sale of products originating from the north west region).

Reason: To prevent the motorway service area becoming a destination in its own right

That would generate additional trips on the motorway network and may have an adverse

impact on local retail trade and in accordance with Circular 01/2008.

19. Before the development commences, full details of the proposed lighting columns and associated lux levels, shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall only therefore be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Green Belt and in accordance with PPG2 and Policies, DC1 and EP21A of the Adopted Chorley Borough Local Plan Review.

(h) 09/00797/REMMAJ - Parcel I, Euxton Lane, Euxton, Lancashire

Application no: 09/00797/REMMAJ
 Proposal: Reserved matters application for the erection of 17 dwellings on Parcel I, Buckshaw Village. Including a part amendment to the road layout previously approved as part of the reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ and a part amendment to reserved matters approval 09/00449/REMMAJ

Location: Parcel I, Euxton Lane, Euxton, Lancashire

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Keith Iddon, and was subsequently **RESOLVED to grant the Reserved Matters application subject to the following conditions:**

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

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

2. The approved plans are:

Plan ref:	Received on:	Title:
BV-i1&2-P02 Rev A	2 November 09	Planning Layout
BV-i1&2-P02 Rev A	2 November 09	Planning Layout Coloured
BV-i1&2-MS01 Rev B	17 December 09	Materials Schedule
BV-i1&2-BT01 Rev A	2 November 09	Boundary Treatment
BV-i1&2-ENG01	2 November 09	Engineering Levels Layout
C4H133	2 November 09	The Cambridge
C4H109	2 November 09	The Stratford
BVED-01	13 October 09	Various Detail
CSD-0910	13 October 09	Gate with Close Boarded Fence
C-SD0905	13 October 09	Close Boarded/Trellis Fencing
C3H090	13 October 09	The Tetbury
C4H129	13 October 09	The Ruthin Floor Plans (Plots 918 and 820)
C4H129	13 October 09	The Ruthin Elevations (Plots 918 and 820)
	17 December 09	The Ruthin Elevations (Plot 889)
	17 December 09	The Ruthin Floor Plans (Plot 889)
	17 December 09	The Ruthin Elevations (Render – Plot 892)
	17 December 09	The Ruthin Elevations (Plot 920)
	17 December 09	The Ruthin Floor Plans (Plots 892 and 920)
C4H111	13 October 09	The Pembroke Floor Plans
C4H111	13 October 09	The Pembroke Elevations
	13 October 09	The Broadway and Evesham
3649.02A	21 October 09	Landscape Structure Plan
3649.01A	21 October 09	Landscape Structure Plan
L_TSG01	17 December 09	Triple Single Garage Details
L-DSG01	17 December 09	Double Single Garage
C-SG01	17 December 09	Single Garage
A2A064 Rev A	17 December 09	The Ashdon

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

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

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

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

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

6. 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.

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. 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.

9. 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

10. The external facing materials, detailed on plan reference BV-i1&2-MS01 Rev B, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

11. 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.

(i) 09/00799/REMMAJ - Parcel F1, Barratt Homes, Central Avenue, Buckshaw Village, Lancashire

Application no: 09/00799/REMMAJ
 Proposal: Proposed re-plan of Parcel F (amendment to previous approval 07/00244/FULMAJ) replacing 52 apartments and houses with 61 houses (retaining 11 dwellings of the previous approval)
 Location: Parcel F1 Barrett Homes, Central Avenue, Buckshaw Village, Lancashire

Decision:
 It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris France and was subsequently **RESOLVED to grant the Reserved Matters application subject to the following conditions:**

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

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

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

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

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

have been erected in conformity with the approved details prior to substantial completion of the development.

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

4. 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. 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.

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

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

7. The external facing materials detailed within the submitted Design and Access Statement, namely Terca Woodland Mixture Facing Brick, 2 coat sand/cement render, Marley Modern Smooth Grey roof tiles and Rivendale Fibre Cement Slate, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 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 the timber cladding 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.

9. The hard ground- surfacing materials detailed within the submitted Design and Access Statement, namely Pennant Grey Tegular Paving for the main vehicle route, Brindle Block Paving for the parking bays and Buff paving slabs for the access to and around the properties, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

10. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. 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 No. RT2 of the North West Regional Spatial Strategy 2008.

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

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy 2008

12. The approved plans are:

Plan Ref:	Received on:	Title:
351/PL01 Rev M	2 December 09	Planning Layout
351/QUA01 Rev C	2 December 09	Quartz house types plans and Elevations
351/WIN01	13 October 09	Windermere house type plans And elevations
351/ALD01	13 October 09	Alderney House type plans and Elevations
351/KIN01	2 December 09	Kingsville House type plans and Elevations
351/MAI(s)01 Rev A	2 December 09	Maidstone (semi) house type plans and elevations (plots 20 and 21)
351/MAI(s)02 Rev A	13 October 09	Maidstone (semi) house Type plans and elevations (plots 10 and 11)
351/PM401	13 October 09	Palmerston 4 house type plans And elevations
351/BUK01 Rev A	2 December 09	Buckingham house type plans And elevations
351/MAI(D)01	13 October 09	Maidstone (Detached) house type Plans and elevations (plots 8/9)
351/PER&AMB01	2 December 09	Peridot and Amber house type Plans and elevations
351/PER&AMB02	2 December 09	Peridot and Amber house type Plans and elevations (plots 22-26 And 32-36)
351/PEA01 Rev A	13 October 09	Pearl house type plans and Elevations
351/TOP01 Rev B	13 October 09	Topaz house type plans and Elevations
351/OS1	21 October 09	Ordnance Survey
351/BS01	13 October 09	Bin Store detail 01
351/CASS01 Rev D	3 December 09	Plots 42-47, 59-61
351/G 02	13 October 09	Double Garage
WF01 Rev A	13 October 09	Walls and Fences
c-620-01 Rev B	13 October 09	Sort and Hard Landscape proposals
251/TS1	13 October 09	Topographical Survey
293/ED/816 Rev A	13 October 09	Proposed finished floor levels
351/ML01	13 October 09	Materials layout

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

(j) 09/00804/REMMAJ - Land North Of Main Street And Immediately East Of Coopers Place, Buckshaw Village, Lancashire

Application no: 09/00804/REMMAJ
 Proposal: Proposed re-plan of Parcel K (amendment to previous approval 05/00106/REMMAJ) replacing apartments, town houses and coach-houses with 27 dwelling houses
 Location: Land North side of Main Street and immediately East of Coopers Place, Buckshaw Village, Lancashire

Decision:
 It was proposed by Councillor Dennis Edgerley, seconded Councillor Keith Iddon, and was subsequently RESOLVED to approve the Reserved Matters application subject to the following conditions:

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

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

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

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

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

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

4. 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. 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.

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

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

7. The external facing materials detailed within the submitted Design and Access Statement, namely Terca Woodland Mixture Facing Brick, 2 coat sand/ cement render and Russell Galloway Anthracite Grey roof tiles, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

8. The hard ground- surfacing materials detailed within the submitted Design and Access Statement, namely Pennant Grey Tegular Paving for the main vehicle route, Brindle Block Paving for the parking bays and Buff paving slabs for the access to and around the properties, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. 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 No. RT2 of the North West Regional Spatial Strategy 2008.

10. The approved plans are:

Plan Ref.	Received On:	Title:
03/213/FF01 Rev A	16th October 2009	Proposed Finished Floor Levels
03/00213/PL01 Rev T	16th October 2009	Planning Layout
03/213/HT01B	16th October 2009	Elevations for Plots 168-170
03/213/HT01A	16th October 2009	Plans for Plots 168-170
03/213/HT05A	16th October 2009	Plans for Plots 90-100
03/213/HT05B	16th October 2009	Elevations for Plots 90-100
03/213/HT03	16th October 2009	Plans and Elevations for Plots 101-103
03/213/HT00	16th October 2009	Plans and Elevations for Plot 89
03/213/OS 01(C)	16th October 2009	Ordnance Survey
03/213/TS01	16th October 2009	As Constructed/
Topographical Survey		
c-632-01 Rev A	16th October 2009	Detailed Landscape
Proposals		
03/213/BS01	16th October 2009	Bin Store Detail
WF01 Rev A	16th October 2009	Walls and Fences

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

10.DC.114 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 and one appeal that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

10.DC.115 ENFORCEMENT REPORT - 77 PRESTON ROAD, CHORLEY

The Director of Partnerships, Planning and Policy submitted a report for Members to consider whether it was expedient to take enforcement action to secure the reduction to the height of the boundary wall, pillars, gate posts, gate and wooden in fill panels to a height of one metre at 77 Preston Road, Chorley.

The property is a large detached dwelling house situated to the west side of Preston Road, Chorley, directly opposite the Hartwood roundabout. The property is within the urban settlement of Chorley. Adjacent to the property is a parcel of land being within the designated Green Belt.

It was proposed by Councillor Ralph Snape, seconded by Councillor Ken Ball, to approve the recommendation set out in the officer's report.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees, for deferment of the action and upon being put to the vote the motion was lost (5:10)

The original motion was then voted upon and it was subsequently **RESOLVED (10:5) that it is expedient to Issue an Enforcement Notice in respect of the following breach of planning control:**

That without planning permission the development of a Boundary wall, pillars, gate posts, gates and wooden infill panels that exceeds 1 metre in height.

Remedy for Breach

To reduce the height of the unauthorised means of enclosure erected to the frontage of a parcel of land adjacent to 77 Preston Road, Chorley, to include wall, pillars, gate posts, gates and wooden in fill panels to a height of 1 metre.

Period for compliance

Three months

Reason:

The unauthorised development is contrary to Policy DC1, Chorley Borough Local Plan Review (CBLPR) Adopted Edition dated August 2003, and Policy 6 of the Joint Lancashire Structure Plan and Government advice in PPG2, Green Belts.

10.DC.116 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF POLICY, PARTNERSHIPS AND PLANNING IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF COMMITTEE

The Committee received for information, tables listing six applications for Category 'B' developments 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 8, 18 and 22 December 2009.

RESOLVED – That the tables be noted.

10.DC.117 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 Director of Partnerships, Planning and Policy under delegated powers between 26 November and 22 December 2009.

RESOLVED – That the schedule be noted.

10.DC.118 TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 257 PUBLIC PATH DIVERSION ORDER - PART OF PUBLIC FOOTPATH NO. 6 ADLINGTON

The Director of Transformation submitted a report asking Members to consider an application for the diversion of part of Public Footpath No.6 Adlington, in order to facilitate the development of an affordable housing scheme on land adjacent to Fairview Farm, Adlington.

RESOLVED – That the Public Path Diversion Order pursuant to Section 257 of the Town and Country Planning Act 1990, be approved in respect of a 158.7 metre length of footpath No. 6 Adlington.

Chair

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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	09.02.2010

PLANNING APPLICATIONS AWAITING DECISION

1	09/00802/OUTMAJ	Permit (Subject to Legal Agreement)	Pontins Ltd Sagar House Langton Brow Eccleston Chorley	Outline application for the erection of 70 dwelling houses with associated roads and open spaces
2	09/01014/FUL	Refuse Full Planning Permission	The Royle And The Coppice Shaw Hill Whittle-Le-Woods Chorley PR6 7PP	Erection of 7 detached dwellings, garaging and associated infrastructure following demolition of the existing dwellings The Coppice and The Royle.
3	09/00825/OUTMAJ	Permit Outline Planning Permission	Finnington Industrial Estate Finnington Lane Feniscowles Withnell	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
4	09/00738/FULMAJ	Permit (after referral to GONW)	Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland	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.
5	09/00867/FULMAJ	Permit (Subject to Legal Agreement)	Land To Rear Of 243-289 Preston Road Clayton-Le-Woods	Erection of 14 residential properties with associated infrastructure and provision of car parking for existing residents
6	09/00739/FULMAJ	Permit (Subject to Legal Agreement)	Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods	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
7	09/00996/OUT	Refusal of Outline Planning Permission	Fairview Runshaw Lane Euxton Chorley PR7 6EX	Erection of detached bungalow style residence

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Item 1 09/00802/OUTMAJ Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward Eccleston And Mawdesley

Proposal Outline application for the erection of 70 dwelling houses with associated roads and open spaces

Location Pontins Ltd Sagar House Langton Brow Eccleston Chorley

Applicant Northern Trust Company Ltd

Proposal

1. This application is an outline planning application, matters relating to layout, design and landscaping will be dealt with at reserved matters stage in the event that outline planning permission is granted. There is currently a 2 storey office building on the site which will be demolished.
2. The site is 2.73 hectares in size. The erection of 70 dwellings on the site equates to a density of approximately 29.2 dwellings per hectare (discounting the biodiversity area and a small section of the entrance road).
3. There is a Section 106 Agreement associated with this application which provides on-site affordable housing, a contribution to off site affordable housing, a contribution to equipped play space and a contribution towards community recreational amenities in Eccleston

Recommendation

4. It is recommended that this application is granted conditional outline planning approval subject to the associated Section 106 Agreement

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Loss of employment land
 - Development of Greenfield land
 - Impact on the existing and future residents
 - Highway safety
 - Impact on local services
 - Ecology
 - Drainage and Flooding
 - Loss of a Locally Listed Building
 - Section 106 Agreement

Representations

6. 213 letters of objection have been received in respect of this application. Many of the letters of similar in content and format however they have all been individually signed.
7. **Eccleston Parish Council** welcomes the substitution of housing types and a slight reduction in the proposed number of properties however it is of the opinion the reduction is insufficient and objects on the following grounds:
 - Impact on existing local services
 - 5.3.3 of the Supporting Planning Statement describes Eccleston as 'acting in effect as a Local Service Centre'. The Parish Council would query the 'acting in effect as' surely the village is either a designated local service centre, or it is not-
 - There are two definitive sites - the Parish Council has no objection to development of

the former employment site but would request the Important Hedgerow be reinstated to define the two sites, and the greenfield site be retained

- Reinforce the views of Chorley Council's own Conservation Officer, and Policy HT10 (d) of the Local Plan, requiring that, as a Locally Important Building, in relation to demolition and/or redevelopment, the building, has been proven to be structurally unsound and incapable of a beneficial reuse.

The Core Strategy identifies Ecclestone as a Rural Local Service Centre.

8. Lindsey Hoyle MP has requested that the residents concerns are taken into consideration and has listed the following concerns:

- Schools in Ecclestone will be full by 2014
- The application does not satisfy Policy GN3 (a) or GN3 (c)
- Sagar House is a viable building which could be converted
- Removal of an important hedgerow and trees
- The application should not be considered as one site- brownfield and greenfield
- Most residents are against the development

Consultations

9. **Lancashire County Council (Ecology)** have commented on the application and requested clarification in respect of the width of the habitat areas to be retained at the boundaries of the proposed development.

10. Following further correspondence between the Ecologist and the agent for the application the Ecologist has provided further comments which are set out within the body of the report.

11. **Lancashire County Council (Strategic Planning)** considers the proposal conforms with the North West RSS. They have also commented on housing, transport, minerals & waste, ecology and renewable energy.

12. **The Environment Agency** have requested clarification in respect of surface water discharge and have suggested several conditions/ informatives.

13. **The Architectural Design and Crime Reduction Advisor** has suggested various conditions

14. **Chorley's Conservation Officer** considers that the proposals are contrary to Policy HT10 of the Local Plan

15. **Corporate Director (Neighbourhoods)** has no objection subject to various conditions/ informatives.

16. **United Utilities** have no objection subject to various conditions/ informatives

17. **Lancashire County Council (Highways)** have no objection

18. **Chorley's Waste & Contaminated Land Officer** has commented on waste collection at the site

19. **Lancashire County Council (Education)** has commented on the application

20. **Central Lancashire Primary Care Trust** have commented on the application.

21. **Lancashire County Council (Planning Contributions)** have requested a contribution towards transport, travel plan, education and waste management.

Assessment

Loss of employment land

22. Part of the site, where the office building, gate house, access road and parking is located, falls to be considered previously developed land. In accordance with PPS3: Housing previously developed land is land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 also sets out that the priority for new housing developments is previously developed land. As such the principle of redeveloping brownfield part of the site is considered to be acceptable.
23. Due to the previous use of the 'brownfield' part of the site the site falls to be considered under Policy EM4 of the Local Plan as Employment Land within a rural settlement. In accordance with Policy EM4 an assessment is made into whether the site is suitable of being re-used for employment purposes. Sites which are identified as suitable are required to be marketed for employment purposes if the proposal is for a non-employment use.
24. The site has been marketed since February 2008 as an office building. Details of the marketing undertaken have been submitted as part of the planning application. The marketing included advertisements in the local press, adverts on various web-site, boards on site and the details were sent to various agents active in the Chorley and Ecclestone area.
25. All enquiries received are summarised within the submitted documentation and include residential redevelopment and redevelopment for a care home. No enquiries were received for an employment development of the site.
26. The site has been classified as Good Urban in the Employment Land Review. In accordance with this classification, Policy EM4 of the Local Plan Review and associated Supplementary Planning Guidance (SPG) it would be preferable to retain employment use on the site, or mixed uses on the site, incorporating employment re-use.
27. These premises have been vacant since February 2008 and have been marketed since the 14th of February 2008. The marketing undertaken broadly complies with the requirements in the SPG. However, the advertising board on site states 'all enquiries', which does not restrict potential purchasers to a particular use of the site. Advertising has taken place in the press, the property is listed on the agent's website and on the 'Make it Lancashire' website and mails shots have been sent out. The offices have been offered leasehold and offers also invited for the freehold. The information submitted with the application indicates that the only interest in the site has been for its redevelopment for residential, or care home, purposes. It would appear that the applicant can demonstrate that this proposal accords with the requirements of criteria a) and criteria b) of Policy EM4. As such it is considered that the provisions of the Policy have been met and an employment re-use cannot be achieved on the site.
28. Residents have raised concerns in respect of the loss of the employment site. However as set out above the premises has been actively marketed since February 2008 with no interest in retained the premises for employment purposes. The Local Plan Policy allows for the re-use of employment land/ premises for alternative uses on the proviso that sufficient evidence is presented which demonstrates that there is no economic need or requirement for the land/ premises. It is considered that this has been proven and there is no justification for retaining the premises or site for employment purposes.

Development of Greenfield land

29. Although part of the site falls to be considered brownfield land the remainder of the site, to the south east of the office building, is an open field which has not previously developed and was, until 2008, separated from the main site by a tree and hedgerow. Additionally when planning permission was granted in 1965 for the office

building this area of the site did not form part of the planning application and as such did not form part of the planning unit/ curtilage. As such this part of the site falls to be considered 'Greenfield' land. PPS3 does not identify Greenfield as a priority area for housing and as such the principle of redeveloping Greenfield land is not established.

30. As the site is located within the Village of Ecclestone Policy GN3 of the Adopted Local Plan is a material planning consideration. The Policy restricts development within Ecclestone to the following criterion:
 - a) The development and redevelopment of land wholly within the existing built-up extent of the settlement;
 - b) The use of infill sites;
 - c) The re-use of previously developed land, bearing in mind the scale of any proposed development in relation to its surroundings and the sustainability of the location;
 - d) The rehabilitation and reuse of buildings;
 - e) That which provides affordable housing to meet a recognised local housing need in accordance with Policy HS8; or
 - f) That which meets a particular local community or employment need
31. The redevelopment of the brownfield area of land accords with criterion c of this Policy. In respect of the Greenfield area of land although the site falls within the defined settlement boundary of Ecclestone it is not considered that that the site is wholly within the existing built-up extent of the settlement. As such in order for the redevelopment of the 'Greenfield' part of the site to accord with this Policy the scheme will have to meet the requirements of criterion e and Policy HS8.
32. Policy HS8 states that residential development of open land within a rural settlement excluded from the Green Belt will be restricted to schemes which would significantly contribute to the solution of a recognised local housing problem. It is considered that in order to comply with this Policy to 'Greenfield' element of the proposal will be required to provide 50% affordable housing.
33. Based on the illustrative layout there are 26 dwellinghouses proposed on the Greenfield part of the site. In order to satisfy one of the criterion in Policy GN3 a minimum of 50% affordable housing will be required on this part of the site in accordance with Policy HS8 of the Local Plan. This equates to 13 affordable units on the site and will be secured as part of the Section 106 Agreement
34. The applicants have accepted the provision of 50% affordable housing on the Greenfield part of the site and therefore the development of this part of the site will provide affordable housing to meet a recognised local housing need in accordance with Policy HS8. As such the proposal is considered to be acceptable in terms of Policies GN3 and HS8.
35. The Parish Council, several residents and Lindsey Hoyle MP have raised concerns in respect of the redevelopment of the Greenfield part of the site and the fact that the proposals are contrary to criterion a and c of Policy GN3 of the Local Plan. However Policy GN3 only requires schemes to satisfy one of the criterion. It is considered that the brownfield element of the site satisfies criterion (c) and the greenfield element satisfied criterion (e). As the proposals provide a high percentage of affordable housing, which is a Corporate Priority, it is considered that this provision outweighs the loss of this element of Greenfield land.

Impact on the existing and future residents

36. As set out earlier within the report redevelopment of the brownfield part of the site for residential purposes is considered to be appropriate and if a minimum of 50% affordable housing is incorporated on the greenfield part of the site then the proposal will comply with the provisions of Policy HS8 of the Adopted Chorley Borough Local Plan Review.
37. This application is an outline proposal with only access and the principle of

redeveloping the site for housing being considered. In the event that outline planning permission is granted a reserved matters planning application will be required dealing with siting, design and landscaping. This notwithstanding however a indicative layout plan has been submitted with the application, this has been submitted to demonstrate that 70 dwellings, as proposed, can be accommodated on the site.

38. The indicative plan demonstrates a range of properties including 2, 3 and 4 bedroom dwellings of 1 and 2 storeys in a variety of built forms. This is wholly indicative at this stage and a detailed layout plan will be submitted at reserved matters stage
39. When assessing the indicative layout the impact of proposed development on the existing and future residents is a consideration. The Council has approved spacing standards which are set out to ensure the neighbours and residents amenities are protected. These are 21 metres window to window distance, 12 metres window to gable distance and 10 metres from first floor windows to the boundaries they face. Additionally, as set out within the Council's Adopted Design Guide these spacing distances increase where there is significant level differences.
40. The previous application was refused partly because it was not considered that the submitted illustrative layout plan adequately demonstrated that 82 dwellings could be accommodated on the site whilst protecting the amenities of the existing and future residents. This was due to the fact that the scheme did not accord with the approved spacing standards and the highway layout was not considered acceptable which would have necessitated the need for amendments to the layout potentially impacting on the number of dwelling achievable on the site.
41. The layout has been amended and the number of dwellings reduced to 70. The property on plot 41 is only 7 metres from the boundary with 382 Langton Brow. The property on plot 41 however is a bungalow which ensures that first floor windows will not result in overlooking, additionally this property can be designed so that no habitable room windows face the boundary with 383 Langton Brow.
42. Another consideration is the internal spacing distances within the site to protect the amenities of the future residents. A few of the properties on the originally submitted scheme did not meet the required spacing standards. The illustrative layout has been amended to demonstrate that the properties can achieve the required spacing distances.
43. The amended illustrative layout incorporates the finished floor levels of the proposed properties which are located along the boundary of the site and the surrounding properties. The direct relationships are between plots 40-47 and the properties on Shelley Drive and Langton Brow. Between plot 47 and 364 Langton Brow there is approximately a 1.3 metre level increase between the existing dwelling and the proposed plot. In excess of 26 metres is retained between the rear of 364 and the side of plot 47, additionally plot 47 is a bungalow, which is considered to be acceptable. The rear elevation of plot 46 is approximately 26 metres from the rear elevation of 372 Langton Brow and is approximately 1.9 metres higher than the existing property. In accordance with the Council's increase spacing distances between 5-6 metres additional spacing distance is required. As 26 metres is retained (5 metres in excess of the standard 21 metres) and plot 46 is a bungalow this spacing distance is sufficient.
44. The side elevation of plot 45 is approximately 26 metres from the rear elevation of 380 Langton Brow and is approximately 2.1 metres higher than the existing property. In accordance with the Council's increase spacing distances 6 metres additional spacing distance is required. As 26 metres is retained (14 metres in excess of the standard 12 metres) and plot 45 is a bungalow this spacing distance is sufficient.

45. The rear elevation of plot 43 is approximately 21.5 metres from the rear elevation of 382 Langton Brow and is approximately 0.5 metres higher than the existing property. This spacing distance accords with the Council's guidelines
46. The rear elevation of plot 41 is approximately 22 metres from the rear elevation of 9 Shelley Drive and is approximately 1 metre higher than the existing property. The Council's standard 21 metres window to window distance applies to first floor windows. As the proposed dwelling is a bungalow no first floor windows will be created which ensures that there will be no loss of privacy to the detriment of the neighbours amenities.
47. The occupants of 7 Shelley Drive have objected to the proposals. There is no direct interface impact, in terms of the actual properties, between the proposed dwellings and 7 Shelley Drive however part of the garden associated with plot 41 will be located at the rear boundary of this existing property. The existing property is approximately 11 metres from the rear boundary with plot 41 and the proposed dwelling is sited over 10 metres from the boundary. Due to the fact that plot 41 is a bungalow and the distances retained between the siting of the properties and the boundary it is not considered that there will be an adverse impact for the future or existing residents.
48. The rear elevation of plot 40 is approximately 22 metres from the rear elevation of 11 Shelley Drive and is approximately 1.5 metres higher than the existing property. The Council's standard 21 metres window to window distance applies to first floor windows. As the proposed dwelling is a bungalow no first floor windows will be created which ensures that there will be no loss of privacy to the detriment of the neighbours amenities.
49. The originally submitted illustrative layout detailed bungalows in the south western corner of the site to take into account the neighbours amenities along Shelley Drive and the level differences between the site and Shelley Drive (which is at a lower land level). The amended illustrative layout proposed bungalows for all the properties adjacent to the site boundary to protect the amenities of the existing residents taking into account the level difference.
50. It is considered that the illustrative layout adequately demonstrates that 70 dwellings can be accommodated on the site whilst protecting the amenities of the future and existing residents. The layout is illustrative at this stage, and likely to change at reserved matters stage, however for future reserved matters it has been demonstrated that a scheme of 70 dwellings can be accommodated on the site.
51. A number of the residents have raised concerns with levels, overlooking, loss of light, loss of privacy. As set out above the Council's spacing standards are met taking into account the level changes and bungalows are incorporated to take into account the level changes. As such it is considered that the amenities of the existing and future residents can be maintained.

Highway safety

52. This outline application relates wholly to vehicular access and the principle of redeveloping the site. It is proposed to access the site from Langton Brow utilising the access which already serves the site. Clearly the erection of 70 dwellings on the site will generate traffic to and from the site and as such the access and highway safety implications is a consideration.
53. Although the layout plan is indicative at this stage the plan indicates that 2 off road parking spaces will be provided for two and three bedroom dwellings and 3 off road parking spaces will be provided for 4 bedroom dwellings. The plan also indicates that 6 metres of driveway space will be provided in front of garages to accommodate a car off the highway. This provision accords with the Council's parking standards and the draft RSS parking standards. Additionally the agent for the application has been

advised that garage accommodation will be required to measure 6 x 3 metres in accordance with Manual for Streets.

54. The Highway Engineer has commented that in general terms he has no highway comments to make on the general principle of the development or the basic layout itself. He has also confirmed that the proposed junction with Langton Brow is adequate for the traffic generated and the layout works internally.
55. However he was originally concerned that the layout contains two roads that are effectively 110m and 130m straights. The design speed of this development is 20mph and as such, some horizontal feature is needed at a maximum distance apart of 60m to encourage the low traffic speed. He considered that this could be achieved relatively simply by strongly accentuating the deflection at Plots 27/60/69 and introducing a change of direction at Plots 46/49/67 and this could be done without too much impact on the layout.
56. Another concern is that the roads are set at a non-standard width of approximately 5m. The road widths need to be at 5.5m wide for this number of dwellings. Additionally further information is required in respect of what is proposed for the junctions, turning head areas and stripes/rumble strips shown, however none of these features would have any impact on the planning layout. The Highway Engineer originally confirmed that he could not support this application in its current layout however with the features suggested above there would be no reason to object, from a highways viewpoint
57. Following the Highway Engineer comments the illustrative layout has been amended to take into account his concerns. The amended illustrative layout incorporates 5.5 metre wide roads and road deflections at plots 27/60/69 and plots 46/47/67 which appears to address the Highway Engineer comments. The Highway Engineer has reviewed the amended plans and has confirmed that the amendment is fine and will encourage slower moving vehicles.
58. A number of the residents have raised concerns with increased traffic and highway safety however the Highway Engineer has raised no objection to the proposed access onto Langton Brow. The illustrative layout sets out parking requirements which accord with the Council's parking standards. It is considered that in this instance the highway officers views are a valid assessment of the facts and are material to the consideration of the application.

Impact on local services

58. Eccleston is a rural Village surrounded by Green Belt. The proposed development will increase the population of the Village and the indicative layout demonstrates that family accommodation will be provided on the site. Within the Village there is a GP Practice and 2 primary schools.
59. Lancashire County Council Education Authority have requested a contribution towards education facilities. They have confirmed that at the moment there is anticipated to be sufficient secondary places to support the development. However, the rising birth-rate leads us to expect that there will now be a shortfall of approximately 15 places in the surrounding primary schools by 2014. Following further consultation in this regard the Education Authority have confirmed however that there is not a shortfall currently in primary school places.
60. Circular 05/2005 sets out the five tests which are required to be met when requesting planning obligations. Two of the tests 'necessary to make the proposed development acceptable in planning terms' and 'directly related to the proposed development' are particularly pertinent to this request.
61. Firstly, as the LEA have confirmed there is not a current deficit of primary school places within the area and the deficit in places will not occur until 2014. As such the

primary school places deficit is not directly related to this development. Secondly, no evidence has been provided as to where the contribution will be utilised and as such the request is not directly related to the proposed development. As such the request does not meet the tests of the Circular and cannot be requested as a planning contribution. As such it is not considered that the proposal will adversely impact on the schools within the Village.

62. Central Lancashire Primary Care Trust have confirmed that there is one GP practice in Eccleston and space within the practice is severely limited. The building itself is land locked and there is no available land for further development at the existing practice. Whilst the practice is prepared to consider accepting an additional 300 new patients it must be stressed that this increase of numbers could seriously compromise the medical care given to the practice population in view of the limited space available.
63. On solution put forward by the PCT in respect of lack of space would be for the practice to relocate to Eccleston clinic which is adjacent to the existing surgery on Doctors Lane. The PCT have requested a financial contribution from the developers, under a Section 106 Agreement, to redevelop and refurbish Eccleston clinic
64. Similar to the request made by the Education Authority the tests set out within Circular 05/2005 are relevant to this request. One of the tests 'necessary to make the proposed development acceptable in planning terms' is particularly pertinent to this request.
65. The PCT have confirmed that the local GP practice is willing to accept 300 additional patients which will be sufficient for a scheme of this size. As such any improvement to health care facilities within the Village are not directly related to this development and it is not considered justified to request a contribution in respect of health care facilities.
66. Neighbouring residents and the letter from the MP have raised concerns in respect of the impact of this development on local services. As set out above there is no expected to be a deficit in primary school places until 2014 and the GP is willing to accept additional patients at the GP practice. As such there is no evidence to demonstrate that this development will result in an oversupply of school children or patients and therefore there is no justification to require a financial contribution to these facilities
67. The Section 106 Agreement will include a contribution to community recreational facilities which will be utilised in Eccleston and benefit the existing and future residents.

Ecology

68. Due to the nature of the site and the proximity of the site to the adjacent open countryside the ecological implications of the development are a consideration. The first application at the site was withdrawn due to the requirement for a Newt survey which can only be undertaken at certain times of the year. The second application was refused due to the fact that insufficient information was submitted in respect of Great Crested Newts
69. The Ecologist at Lancashire County Council has commented on the proposals and originally requested that prior to determination of the application, the applicant will be required to clarify the width of the habitat areas to be retained at the boundaries of the proposed development.
70. It was subsequently confirmed that the proposed newt habitat/ connecting corridor would be approximately 1 metre wide which the Ecologist was concerned with as it is too narrow to function effectively for Great Crested Newts. However the Ecologist

considers that if there is sufficient flexibility regarding the scheme layout then the mitigation could be amended at the stage when a licence will be required from Natural England, Natural England will be the determining authority in respect of Newt mitigation. The Ecologist also commented on the distance between the existing and proposed hedge and the proposals to accommodate a screen fence immediately adjacent to the hedge, which could adversely impact on hedgerow establishment. The agent for that application has confirmed that the new hedge will be located 1 metre south of the existing hedge (as opposed to 1 metre south of the centre line as originally proposed) and alternative boundary treatment will be introduced. This shows that there is flexibility and the precise details of the Newt mitigation will need to be determined by Natural England.

71. The amended illustrative layout details the above suggestions in respect of the hedge and the fencing and the Ecologist considers that the amended boundary is more suitable and is acceptable. The Ecologist considers that, taking into account the amendments, appropriate planning conditions can be attached to the recommendation which will ensure that the proposals are in accordance with the requirements of relevant biodiversity planning policies and legislation.
72. In respect of Great Crested Newts the application area does not support a breeding pond, and is comprised of terrestrial habitat that is largely suboptimal, for great crested newts. It therefore seems reasonably unlikely that the redevelopment of this site would compromise the ability of the local area to support great crested newts at current population levels. However, redevelopment could potentially result in a loss of habitat connectivity between ponds and the proposals also have the potential to result in an offence being committed (killing/injuring). Mitigation measures have therefore been proposed to ensure that the existing population of newts can be maintained at a favourable conservation status. These measures (habitat creation, enhancement and management; newt exclusion; and monitoring) are outlined within the submitted reports. The Ecologist considers the outline proposals for mitigation would demonstrate in principle that detrimental impacts on great crested newts can be avoided, and implementation of the mitigation/compensation proposals would then need to be the subject of a planning condition.
73. In respect of bats the ecological consultant concluded there was a low likelihood of bats roosting within the site however mitigation proposals for impacts on bats were provided. These mitigation measures are considered to be acceptable and will be secured via condition. 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.
74. The ecology report states that the application area supports approximately 400m of hedgerows, of considerable value, providing shelter and foraging opportunities for birds, mammals and invertebrates and potential commuting routes for bats. Hedgerows are a UK Biodiversity Action Plan Priority Habitat and their retention is important to ensure no net loss of biodiversity value. However if these hedgerows cannot be retained and enhanced, then appropriate compensatory planting (replacement hedgerows) can be accommodated. This will be secured via the landscaping scheme/habitat creation and management plan conditions.
75. The Ecologist has commented on the trees on site. The majority of existing trees on site would be retained within the proposed development. However, the Tree Schedule recommends that two trees (T16 and T23) should be felled 'for reasons of sound arboricultural management'. The description of these trees, as over-mature with cavities and much dead wood, suggests strongly that these trees could be classified as veteran trees. The Ecologist confirms that retention of such trees is encouraged by PPS9 and therefore, unless these trees are actually dangerous, they should be retained within the development.
76. Tree T16 is an Ash Tree and Tree T23 is an Oak tree. The Council's Arboricultural

Officer has visited the site and made an assessment of all the trees. Those trees considered worthy of retention have been protected by a Tree Preservation Order (TPO 1(Eccleston) 2009) and this includes the two trees raised by the Ecologist. The two trees in question are incorporated on the indicative layout as retained and as such the removal of these trees does not form part of this application.

77. Following a recent high court decision the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
- (a) the activity must be for imperative reasons of overriding public interest of for public health and safety;
 - (b) there must be no satisfactory alternative and
 - (c) favourable conservation status of the species must be maintained.
78. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.
79. The proposals partly involve the redevelopment of brownfield land which is the preferred location for development and will incorporate a proportion of affordable housing which is both a National and Corporate priority. There is a need for affordable housing within the Borough and the redevelopment of this site for housing will contribute to the supply of new housing in the Borough which is within the public interest. The site and building has been marketed for over a year now with no interest in retaining the premises for employment purposes. The building is vacant and if the site was left vacant the building would deteriorate further. The redevelopment of this site is considered to be the most appropriate use for the site. An Ecology survey and Great Crested Newt survey has been undertaken on the site, it is considered that if the proposed mitigation measures are implemented the proposals will not adversely impact on protected species. It is considered that the proposals satisfy the three derogation tests and will not impact unfavourably on the population of protected species
80. A number of the residents have raised concerns in respect of the impact on trees, wildlife and hedgerows. The impact of the development on protected species is a consideration hence the submission of the Newt and bat survey. The Ecologist is satisfied that protected species will not be harmed by the proposed development.
81. A hedgerow and trees have been removed from the site, the hedgerow was located along the boundary of the brownfield part of site and the greenfield part of the site, the hedgerow was removed early 2008. The hedgerow has been assessed and it does appear that the hedgerow fits the criteria to be deemed an Important Hedgerow. However given that over a year has lapsed since its removal it is not considered suitable to prosecute this matter. A new hedgerow will be planted along the boundary of the site as part of the Great Crested Newt mitigation.

Drainage and Flooding

82. A number of concerns have been raised in respect of the drainage/ sewerage facilities in the Village, the capacity of the existing facilities to support the proposed increase in dwellings and flooding implications resulting from the development.
83. United Utilities have no objection to the proposal although they have confirmed that a water main runs along the entrance to the site and an access strip of no less than 5 metres wide measuring at least 2.5 metres either side of the centre line of the main will be required. The applicants are aware of this.
84. When the previous application was considered a number of concerns were raised in respect of the capacity of the existing services, similar concerns have been raised in

respect of this application. During the assessment of the previous application these concerns were forwarded to United Utilities who confirmed that in respect of the public sewer system serving this area there was a history of blockages causing flooding however, the sewers are hydraulically capable of receiving foul flows from the proposed development.

85. In respect of surface water United Utilities originally intended to direct all surface water flows from the proposed development directly/indirectly in to the adjacent watercourse (Sydd Brook), with the Environment Agency's approval, which they consider will further reduce any likelihood of sewer related flooding within the vicinity.
86. The Environment Agency confirmed that the site is in flood zone 1 and they have no knowledge of any flooding. However, there are serious problems in Sydd Brook to which United Utilities originally proposed to discharge the surface water. The Environment Agency would be opposed to any increase in surface water discharges to the watercourse.
87. Following receipt of these comments United Utilities confirmed that the surface water discharge from the proposed development would be restricted to the previous run off rate in agreement with the Environment Agency. United Utilities records provided show that surface water from the property currently drains to the public sewer network. The submitted Flood Risk Assessment states that the surface water strategy for the site is to drain surface water runoff post-development to the same point of discharge at a lesser rate
88. The Environment Agency have requested confirmation on the above point and whether the surface water will discharge to the surface water sewer or to a watercourse. Permission is required from the Environment Agency if the intention is to discharge to the watercourse however permission is not needed if the developers intend to utilise to surface water sewer. The agent for the application has confirmed that surface water will be directed to the existing sewer network with a 20% reduction in current rates. As such the Environment Agency have no objections to the proposal subject to several conditions/ informatives.
89. A number of residents have raised concerns in respect of the capacity of the drainage infrastructure and flooding however United Utilities have no objection to the proposals and it is considered that surface water can be dealt with at the site. Chorley Borough Council has no direct responsibility to solve land drainage flooding but they can, using powers within the Land Drainage Act 1991, enforce maintenance responsibilities and in default carry out that work and recharge the person with riparian responsibility. Full details of surface water drainage water arrangements are required by condition. This condition will include details of measures to reduce water run off outside the boundaries of the site.

Loss of a Locally Listed Building

90. The existing office building located on the site features on the Council's list of Locally Important Buildings. The property is not statutory listed however the Council has drawn up its own list of buildings within the Borough which have historic and/or architectural value and will seek to protect these buildings from demolition or inappropriate alterations.
91. The Council's Conservation Officer has raised concerns in respect of the demolition of this building as he considers that, in accordance with Policy HT10, demolition will only be permitted if the building has been proven to be structurally unsound and incapable of beneficial reuse, which has not be adequately justified.
92. English Heritage have assessed the building in respect of statutory listing the building however they did not consider it worthy of protection and as such the building is not a statutory listed building.

93. Notwithstanding the Conservation Officers concerns the main issues to consider are the fact that:
- The building, although included on the Local List, can be demolished without the need for Planning Permission.
 - The inclusion on the Local List does not constitute statutory listing and when English Heritage assessed the building it was not considered worthy of statutory listing.
 - There has been no interest in the building for conversion (which is demonstrated by the marketing exercise which has occurred at the site)
94. Taking into consideration the above bullet points there is no justification for the retention of this building or to refuse the application on the grounds of the loss of an important historical building. As such the demolition of this building is considered to be acceptable.
95. The MPs letter and the neighbour letters set out objections to the loss of this building. As set out above however the property is not statutory listed or considered worthy of listing and its retention is not justified.

Section 106 Agreement

96. Due to the nature and scale of the development there will be a legal agreement associated with the development. The Section 106 Agreement will include the provision of on site affordable housing. In accordance with Policy L5 of the Regional Spatial Strategy and Policy HS5 of the Adopted Local Plan 20% on site affordable housing will be required as part of the development, in respect of the brownfield element of the site. Based on the illustrative layout this equates to 8 affordable dwellings on the site. As 20% of the number of dwellings proposed on the brownfield part of the site equates to 8.8 units the 0.8 element will be calculated as a commuted sum which will be used for the provision of off site affordable housing
97. In respect of the greenfield element of the site, based on the illustrative layout, a minimum of 50% affordable housing will be required in order to accord with Policies GN3 and HS8 of the Local Plan. This equates to 13 affordable units on the site.
98. In total 21 affordable units will be provided on the site, based on the illustrative layout. Based on need in the area this will be split between 80% rented and 20% intermediate accommodation. The preferred split would consist of 10 x two bedroom and 11 x three bedroom accommodation which reflects need in this area of the Borough. The location of the affordable units will be agreed at reserved matters stage.
99. These units will be managed by a Registered Social Landlord and retained as affordable accommodation for people on the housing need register. Residents have queried whether the properties will be strictly affordable however the Section 106 Agreement will secure this.
100. The Council's Head of Housing has commented on the affordable housing in respect of need within Ecclestone. She has confirmed that *whilst we do have some existing affordable housing stock within Ecclestone, it is limited and does not meet the Net Annual Affordable Need for the area which is 92 units per year. As Ecclestone is a popular area there will be limited turnover of the existing rented properties, and similarly once the Intermediate Housing Units are sold, they form part of the Owner Occupied market and re-sales are infrequent.*
101. *Given that Affordable housing obligations can only be achieved on sites of 15 units or over, we are presented with limited opportunities to meet the indicated need requirements and therefore the Sagar House Site is strategically important in assisting us meeting local need in Ecclestone. We do not at the present time have any other confirmed sites in Ecclestone that contain affordable provision.*

102. The Section 106 Agreement will also include a contribution to equipped play space (J2526 per dwelling) and a contribution towards community recreational amenities.
101. Lancashire County Council (Planning Contributions) have requested a figure of J471,508 commuted sum towards transport, travel plan, education and waste management. These figures are derived from LCC's Planning Contributions document which the Council have not signed up to. There is no justification for these figures and it is not considered that the request meets the tests of Circular 05/2005 in respect of planning contributions.

Overall Conclusion

102. A previous application was refused at the site under delegated powers. The application was refused as insufficient information was submitted in respect of great crested newts and the Council were not satisfied that the illustrative scheme adequately demonstrated that 82 dwellings could be accommodated on the site. As set out within the report the Ecologist is now satisfied in respect of the impact on great crested newts. The number of dwellings has been reduced when compared to the previous scheme and officers are now satisfied that the site can accommodate the number of dwellings proposed. As such the reasons for refusal have now been satisfied.
103. The proposal involves the redevelopment of brownfield land, which is considered acceptable in terms of National Planning Policy. The redevelopment of the greenfield part of the site will make a significant contribution to local housing need, i.e. affordable housing which accords with Policy HS8 of the Local Plan.
104. The proposal does involve the loss of an employment facility however the marketing exercise carried out at the property accords with the Supplementary Planning Guidance with accompanies Policy EM4. The exercise demonstrates that a suitable employment re-use cannot be secured in accordance with Policy EM4.

Other Matters

Public Consultation

104. In accordance with the Council's Statement of Community Involvement the applicants along with their agents undertook consultations with the community prior to submitting a formal planning application. This was undertaken prior to the submission of the previous application and included a public exhibition where neighbours were asked to comment on the proposed scheme.
105. A Statement of Community Involvement forms part of the submitted supporting documentation. The original consultation involved a leaflet drop to neighbouring homes and businesses and a public exhibition at Sagar House. 46 people attended and 12 consultation slips were completed which incorporated 7 supporting the proposals, 2 objecting to the proposals and three undecided. Two layouts were displayed at the original consultation event, one demonstrating 106 dwellings and one demonstrating 101 dwellings.
106. The current proposal has been prepared in an attempt to address the reasons for refusal on the previous application. Prior to the submission of this application a Planning Application Update Sheet and illustrative site layout was sent out to residents inviting them to comment. Two letters were received raising concerns in respect of plot 45. The submitted statement confirms that this property should be a bungalow to take into account level changes. The amended illustrative layout incorporates bungalows along the site boundary

Sustainability

107. The first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), the new style Local Plan, was adopted in

September 2008. As such the scheme will be required to achieve a minimum 10% reduction in energy consumption and accord with Code for Sustainable Homes.

108. To ensure that the future reserved matters application accord with Policy SR1 of the Sustainable Resources DPD appropriately worded conditions will be attached to the recommendation in respect of reducing energy consumption

Waste Collection and Storage

109. The Council's Waste & Contaminated Land Officer has not identified any major concerns in respect of waste collection and storage. All of the highways shown on the amended illustrative layout are shown to adoptable standards which will enable the collection vehicles to access and serve the site.

Eccleston Village Design Statement

110. A few residents have stated that the Eccleston Village Design Statement states that development should be of no more than 20-30 dwellings. However only parts of this document forms part of adopted Supplementary Planning Guidance. The part of the document which states that developments should be in smaller groupings of up to 25 dwellings does form part of the adopted text.

111. However since the adoption of this guidance document in 2001 the Local Plan has been adopted (2003) and Planning Policy Statement 3: Housing has been published (2006). PPS3 encourages the redevelopment of brownfield land and the Policies of the Adopted Plan do not restrict the size of developments in the Village on the proviso that the development accords with the Policy. Given the age of the document, the fact that the document is for guidance only and subsequently adopted Planning Policies only limited weight can be afforded to the Eccleston Village Design Statement. The proposals are considered to be acceptable in terms of National, Regional and Local Planning Policy and it is not considered that guidance with the Design Statement is sufficient to warrant refusal.

Non- material planning considerations

112. The following concerns raised by neighbours are not considered to be material planning considerations:

- 2.5 storey properties out of character-. The submitted Planning Statement indicates that the properties will be a mixture of 1 and 2 storey dwellings. Design and character will be dealt with at reserved matters stage to ensure the properties are in keeping with the character of the surrounding area.
- Housing need- The need for additional housing is not a material planning consideration
- Too many houses- The housing density is below the National standard and the illustrative layout demonstrates that the number of houses proposed can be accommodated on the site. As such the number of dwellings is considered to be appropriate.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25

North West Regional Spatial Strategy

Policies:

DP1, DP4, DP7, RDF1, RDF2, W3, L4, L5, RT9, EM5, EM15, EM16, EM17.

Adopted Chorley Borough Local Plan Review

Policies:

GN3, GN5, GN9, EP4, EP9, HT10, EP17, EP18, HS4, HS5, HS6, HS8, EM4, TR1, TR4, TR18, LT14.

Supplementary Planning Guidance:

- Statement of Community Involvement

- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

5/5/5189- Administrative and Executive Building. Approved 1965

08/01244/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Withdrawn

09/00146/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Refused.

Recommendation: Permit (Subject to Legal Agreement) 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 1st January 2010 will be required to meet Code Level 3, all dwellings commenced after 1st January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1st 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 hecatres 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.

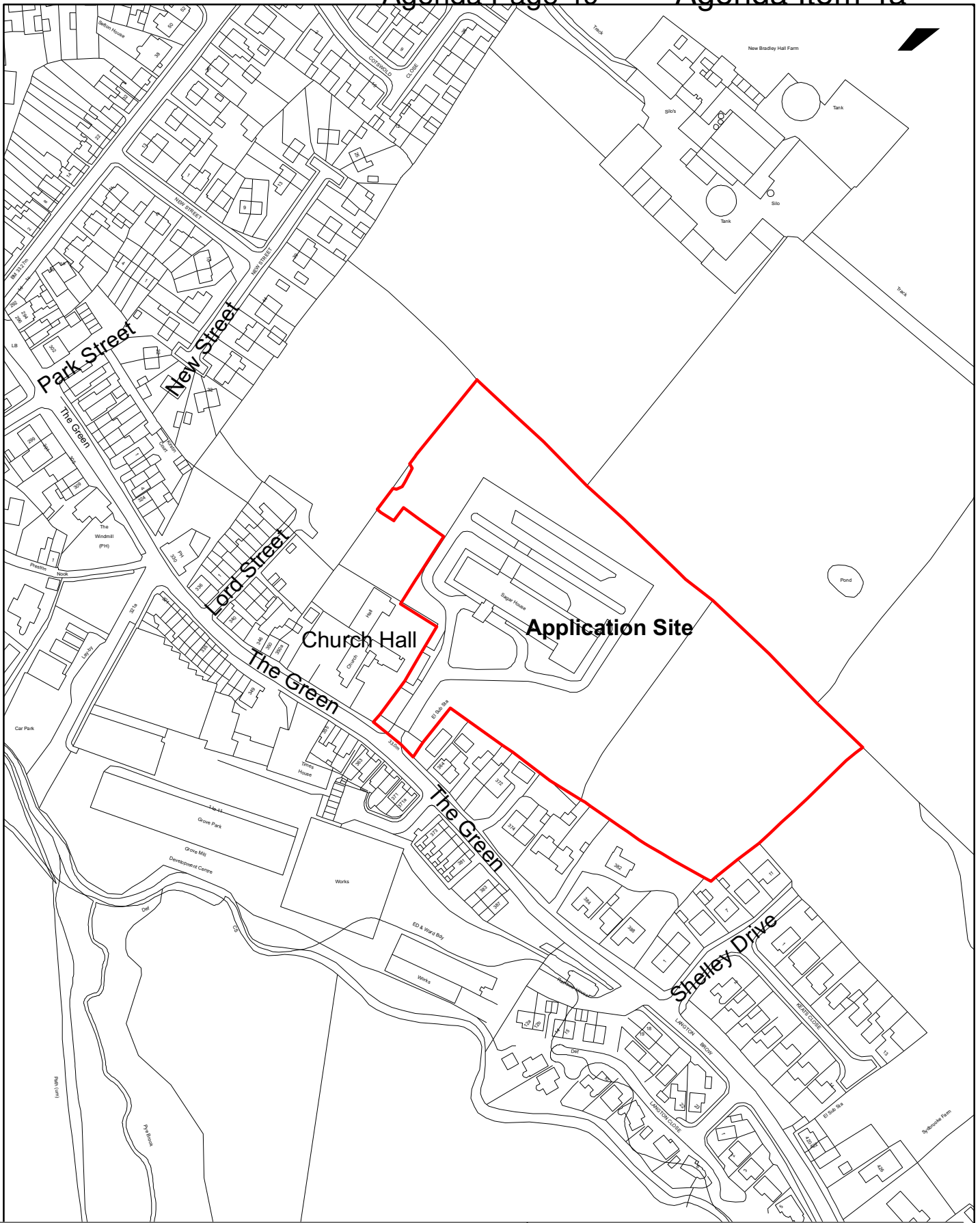
Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy HS4 of the Adopted Chorley Borough Local 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 th November 2009	Illustrative Layout

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

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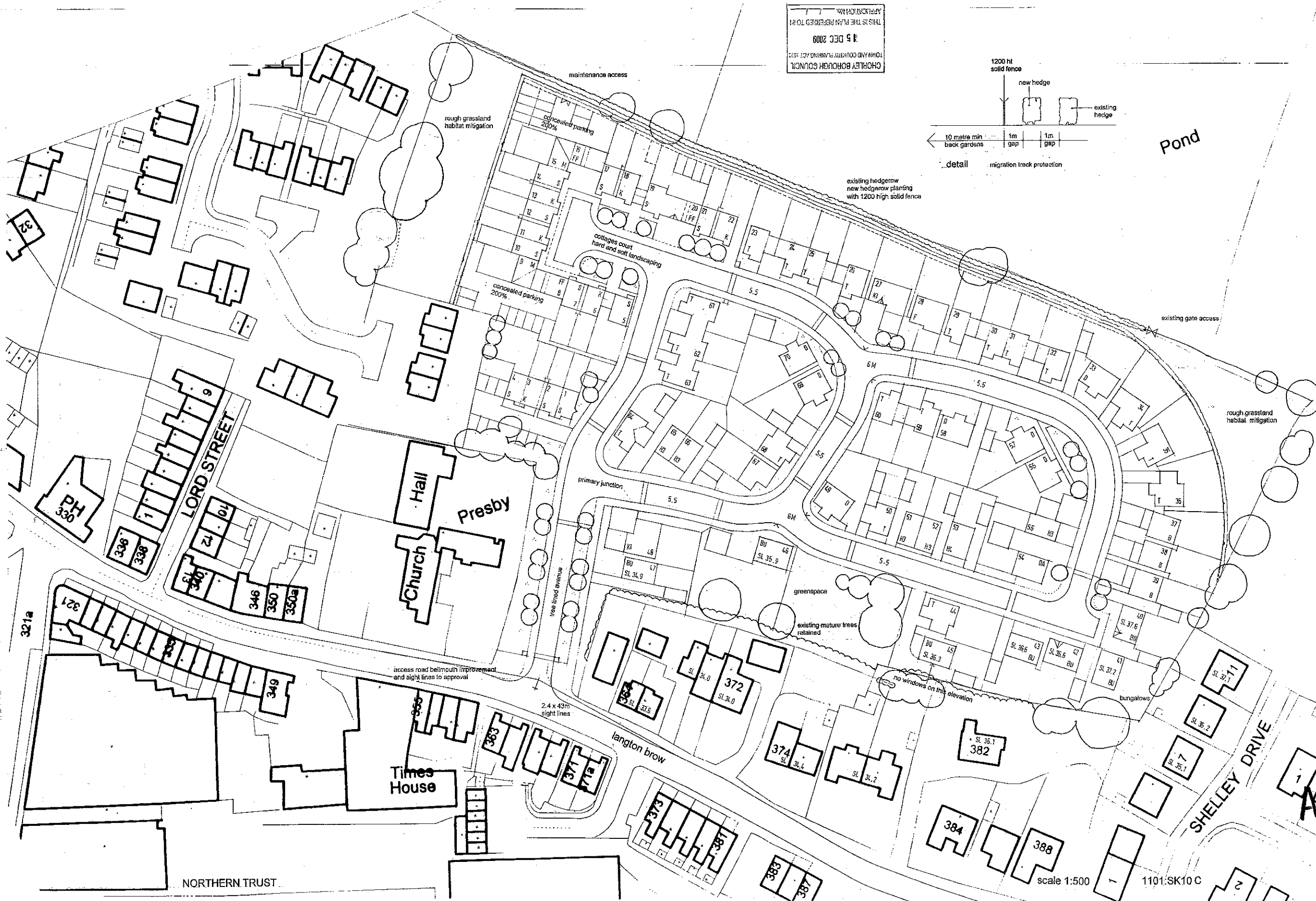
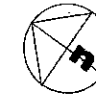


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<p>Application No. 09/00802/OUTMAJ</p>	<p>Grid Ref: E: 352621 N: 416382</p>	<p>Scale: 1:2,500</p>	<p>1</p>

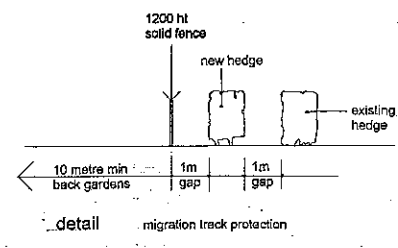
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LANGTON BROW ECCLESTON

proposed residential development on the site of Sagar House illustrative layout



CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
15 DEC 2009 A1
THIS IS THE PLAN REFERRED TO IN APPLICATION No. 09/100202



MIX

S	2 bedroom	11no
K	3 bedroom	6no
FF (flyover flat)	2 bedroom	3no
M (comar house)	3 bedroom	2no
T (range of)	3 bedroom	20no
KI	4 bedroom	2no
F	4 bedroom	1no
D	4 bedroom	8no
DA (variation)	4 bedroom	1no
B	3 bedroom	3no
H3	3 bedroom	5no
H4	4 bedroom	1no
BU (bungalow)	2 bedroom	7no
Total		70no plots

- 11.12.09 revision c.
- proposed new hedgerow set out 1 metre from existing hedge. 1200 height solid rear boundary fence set 1 metre from new hedge
 - detail of migration track protection amended
 - 10 metre minimum rear gardens maintained at eastern boundary and rear building lines adjusted accordingly
 - all road widths indicated at 5.5 metres and road junctions adjacent to plots 27 and 49 adjusted in accordance with Lancashire Highways requirements
 - slab levels indicated on existing housing at Langton Brow and Shelley Drive and on proposed new work closest to those properties
 - proposed plots 45, 46 and 47 indicated as bungalows and plot 46 re-orientated to increase inter-plot stand-off distance from existing properties

NOTE:

PARKING:
2 off road parking spaces to 2 and 3 bedroom dwellings
3 off road parking spaces for 4 bedroom dwellings
6 metre minimum parking apron in front of garaging

8.10.09 revision b
interface distances and minimum 10m back gardens reviewed in accordance with planning officer requirements

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
15 DEC 2009 A1
THIS IS THE PLAN REFERRED TO IN APPLICATION No. 09/100202

AMENDED PLAN

John Wilson Associates, architects. Croydon
8.10.09

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Item 2	09/01014/FUL	Refuse Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods And Whittle-le-Woods	
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 ChorleyPR6 7PP	
Applicant	Wainhomes (North West) Ltd	
Proposal	The application relates to the demolition of two existing dwellings and their replacement with seven detached houses. The site is part of the Shaw Hill Estate an area of land off the A6 Preston Road in Whittle-le-Woods which has been developed by the erection of individual dwellings served by two private roads. The roads both lead up to the Shaw Hill	
Background:	Planning permission was granted in October 2007 for a development using the same house types on Spinney Close following the demolition of a dwelling on the site. The current application site is about 35m away.	
Policy	Chorley Borough Local Plan Review GN1 - Settlement Policy – Main Settlements GN5 – Building Design HS4 – Design and Layout of Residential Developments HS6 – Housing Windfall Sites SPD – Householder Design Guidance Planning Policy Statement 1 – Delivering Sustainable Development Planning Policy Statement 3 - Housing	
Planning History	No relevant planning history	
Consultations	Parish Council – proposed plots are smaller than surrounding properties. Would wish to see number reduced by 3. Does applicant have right to access via private road? Neighbourhoods – would wish to see a risk assessment carried out with regard to the potential for ground contamination and any necessary remediation.	
Representations	18 letters of objection have been received raising the following issues: <ul style="list-style-type: none"> • Increased traffic on private road will cause unacceptable damage • Scale and density of proposed house out of character • Scheme involves use of private land for access, no deliveries should be made via Shaw Hill Drive • Noise and disturbance caused by development • Timing of bat survey • Stone wall at top of Shaw Hill Drive is of special architectural interest 	

- Letter received from Planning Consultant on behalf of local residents specifying objections as follows:
Local character of surrounding area in terms of density and garden sizes not been considered
Use of standard house types does not take account of local distinctiveness and landform of site
Siting of proposed dwellings facing Shaw Hill ignores well defined existing building line which maintains spaciousness of cul-de-sac
Gainsborough house type will appear overdominant in the streetscene and out of scale with surrounding dwellings
Plot 7 will overshadow adjacent existing dwelling, and for plots 5 and 7 will create a poor frontage to Shaw Hill.
No cross sections or details of retaining walls which will be required.
No landscaping details submitted
Increased risk of surface water run-off

Applicant's Case

- Site is in a sustainable location
- No standard house types in the area with a mix of traditional and modern properties
- Development will further diversify house types available within locality with easy access to shops and facilities

Assessment

There are a number of planning issues that need to be considered, including the principle of the development, the impact on the character of the area and trees, impact on neighbouring properties and highway safety.

Principle of Dwellings on the Site

Planning Policy Statement 3: Housing (PPS3) is the national planning guidance that sets out the Government's national policies on housing and is a material consideration in determining planning applications.

PPS3 defines previously developed land (also known as brownfield land) as that which was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The application site is therefore considered to be previously developed land under this definition. The development of previously developed land is encouraged over the use of greenfield sites. The principle of redevelopment of the site is therefore acceptable in principle in line with planning policy.

It is considered that the proposals are in line with national planning guidance PPS1 and Local Plan Policy GN9 and HS6, in that the site is considered to be located in a sustainable location, accessible via a variety of transport methods with a range of local services in the area.

Impact on Character and Appearance of the Area:

The scheme proposes to demolish two dwellings and replace it with seven, therefore resulting in a net increase of five dwellings on the site. In terms of density, PPS3 states that new developments should be at a minimum density of 30 dwellings per

hectare. The current proposal at 22 dwellings per hectare is below this density, but it is considered in this case the lower density can be justified in terms of the character of the area, as many of the surrounding properties are large detached dwellings on significant plots. The issue of character has been assessed at numerous appeals and been upheld only in the case of Conservation Areas. It is considered that the nature of the development in The Shaw Hill area does not display a consistent distinctive character sufficient to insist that the use of standard house types is unacceptable. It is not considered that the application could be refused on the number of dwellings proposed being too many for the site or on housing style and type as the scheme is already lower in density than set out in PPS3. The matter of landscaping can be dealt with by the appropriate condition.

Highway Safety

In terms of parking each dwelling will have a double garage and driveway, which is considered sufficient to serve the dwellings. The use of the private roads is not a planning issue and is a matter between landowners to resolve.

Neighbour Amenity

The guidance in PPS1 states that good design should be integrated into the existing urban form and the natural and built environments and PPS3 amplifies this by stating that development should be well integrated with and complement the neighbouring buildings and the local area more generally in terms of scale, density layout and access. To that extent it is considered that the relationship of the Gainsborough house type with adjoining properties is unacceptable. It will overshadow adjacent houses and not satisfy, in the case of The Spinney, the 45 degree rule. The large two storey projection of the house type is considered to be an anomalous feature in the streetscene of both Shaw Hill and Shaw Hill Drive such as to amount to bad design.

The difference in levels from the site to Shaw Hill Drive means that the indicated drives would be unachievable and require ground remodelling and the use of retaining walls. Insufficient detail has been provided to assess its impact on the streetscene and neighbouring property. The distance between plot 7 and the bungalow opposite, Bramblewood is 25m, however the difference in floor levels is 3.6m and is considered to be overdominant.

The difference between the first floor windows of the properties on Shaw Hill Drive is 23m and as they are at a similar height to those proposed, this is considered acceptable.

Commuted Sum

As this application relates to a net increase of five new dwellings on the site there is a requirement for a financial contribution towards equipped play space. This can only be secured through a Section 106 agreement.

Other Matters

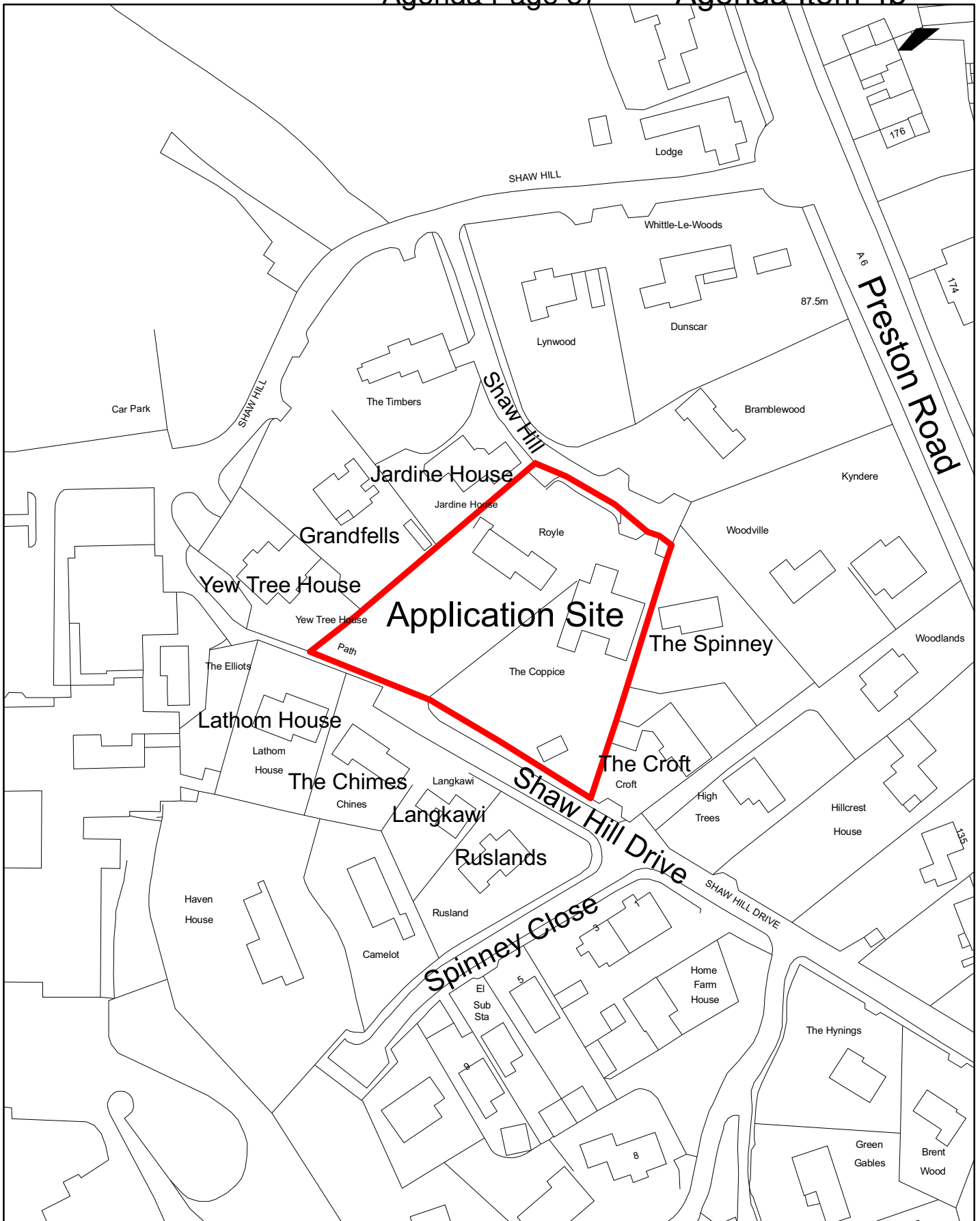
Although the comments made by neighbours regarding possible damage to the road during construction are noted, this is not a planning issue which can be taken into account when determining the application.

Conclusion

The principle of the re-use of a brown field site is acceptable but the use of standard house types, namely the Gainsborough has resulted in an unacceptable layout. The design of these houses with their large two storey front projection has an will give rise to an unacceptable impact on adjacent property and on the streetscene. The application layout does not show sufficient detail as to how the differences in level of the site can be accommodated without giving rise to an adverse impact on the streetscene.

Recommendation: Refuse Full Planning Permission**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.
-

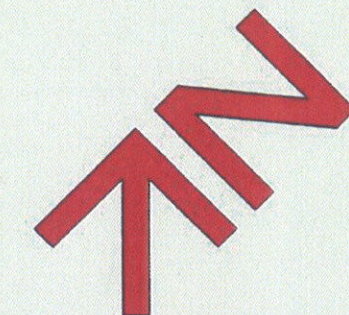
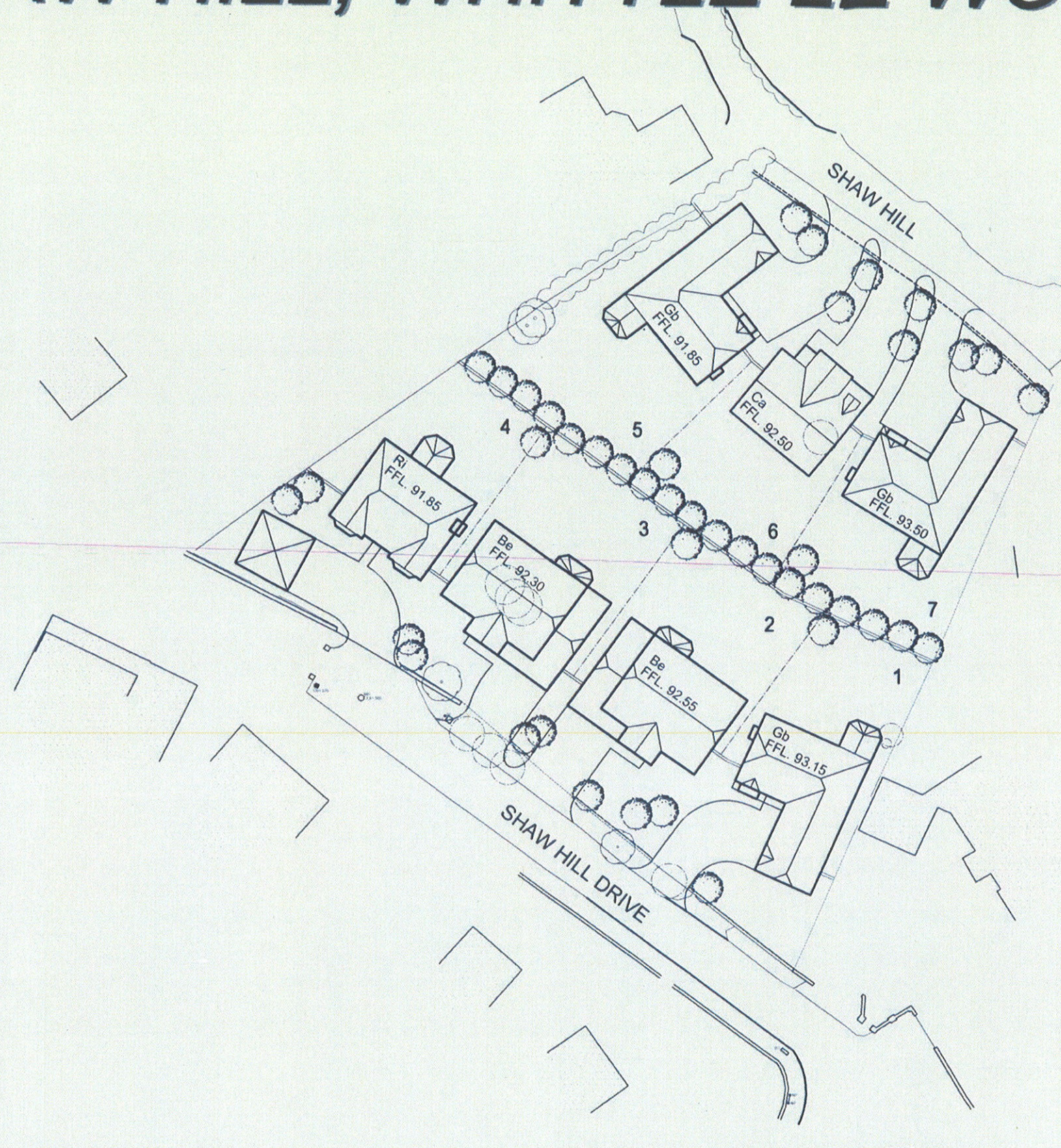


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<p>Application No. 09/01014/FUL</p>	<p>Grid Ref: E: 357831 N: 420919</p>	<p>Scale: 1:1,250</p>	<p>2</p>

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SHAW HILL, WHITTLE LE WOODS.

18 DEC 2009
09/1014



SCHEDULE		No.
Gb	Gainsborough	3
Ri	Richmond	1
Be	Beaufort	2
Ca	Cambridge	1
TOTAL		7

ENCLOSURES



- 1.8m high screen wall
- 1.8m high close boarded screen fence
- 0.9m high post and rail fence

KEY

- Trees to be removed
- Indicative planting

PLANNING

Rev. A. Plan amended following clients comments & FFL levels added. 19/11/09

	Client: The Royle & Coppice, Shaw Hill, Whittle Le Woods.	Drawing Title: Proposed Site Layout	Job No: 09-041	Drawing No: AL001	Rev: A	

Dwg. Name & Location: Z:\job\03\2009 jobs\09-041 Wainhomes MW - Shaw Hill, Chorley (site 2)\Drawings\Site Layout - 01.dwg

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Item 3	09/00825/OUTMAJ	Permit Outline Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Brindle And Hoghton	
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 Industrial Estate Finnington Lane Feniscowles Withnell	
Applicant	MAS Site Services	
Proposal	<p>The application relates to the redevelopment of an isolated site adjacent to the Leeds and Liverpool Canal within the Green Belt. The site is close to junction 3 of the M65 motorway on the A674 road to Feniscowles. The site at present is a collection of various industrial buildings which was previously used as a hatchery and prior to that as a sewage treatment works and isolation hospital. The site comprises a number of dilapidated and poorly maintained buildings used for a variety of B1 and B2 uses including car repairs, vehicle storage/dismantling.</p> <p>There is a short terrace of five houses on the road frontage to the northwest of the proposed development.</p> <p>The development would consist of the provision of fifteen office/live work units. The development also includes improvements to the access arrangements and facilities to serve the occupiers of moored boats on the adjacent canal.</p> <p>The application was withdrawn from the Agenda at the January meeting when it became clear that the owners of a group of lock up garages included within the application site had not been served the relevant notice. The site boundaries have been reduced to remove the garages and the owner of them has agreed to the changes.</p>	
Policy	<p>Planning Policy Guidance 2: Green Belts</p> <p>Planning Policy Guidance 6: Planning for Town Centres</p> <p>Northwest Regional Spatial Strategy 2008</p> <p>Chorley Borough Local Plan Review DC1- Development in the Green Belt EP4 – Species Protection EP5 – Wildlife Corridors EP13 – Under-used, Derelict and Unsightly Land EM2– Development Criteria for Industrial/Business Development TR4 – Highway Development Control Criteria</p>	

GN5 – Building Design

Planning History	<p>01/00324/FUL – Demolition of existing building, erection of 2 office blocks, formation of new access. Withdrawn</p> <p>08/00796/FULMAJ - Demolition of existing buildings, erection of 5 office units with ancillary residential use, erection of 5 affordable housing units, formation of a new access to Finnington Lane, landscaping, new road and parking areas. Including the provision of washroom/WC building for canal boat users. Withdrawn</p> <p>09/00332/FULMAJ - Demolition of existing buildings, erection of 5 office units with ancillary residential use, erection of 5 live/work units, erection of 5 affordable housing units, formation of new access to Finnington Lane, landscaping, laying out of new road and parking areas together with the provision of washroom/ wc building for canal boat users. Refused</p>
Consultations	<p>County Highways The application should be refused on highway safety grounds in its current form.</p> <p>United Utilities: No objections, the water mains in the area may need extending into the site.</p> <p>Lancashire County Archaeological Service: No comments.</p> <p>Architectural/Crime Reduction Advisor: The development should be constructed to full Secure by Design standards. Requires a properly designed signal controlled access.</p> <p>Neighbourhoods: There is the potential for ground contamination and therefore, conditions should be attached requiring ground condition investigations and any remediation works found to be necessary.</p> <p>Policy: The site is acknowledged to be in the Green Belt and is not a major developed site. The RSS draws attention to the fact that access by public transport is a key consideration in rural areas. However, the new PPS4 is now the relevant policy and overrides both regional and local policies. Policy SR1 can be addressed by an appropriate condition and Policy EM9 is considered to be satisfied in relation to the need to secure environmental improvements at the site and reserving it solely for employment purposes would frustrate that objective.</p> <p>Lancashire County Ecologist: Require an inspection of the cellars to supplement the bat survey. Work should be conditioned to avoid the bird breeding season.</p> <p>British Waterways Board: No objections subject to conditions covering protection of the waterway from pollution and boundary treatment.</p>
Representations	Two letters have been received. One letter from a nearby resident expresses concern about the relationship of the application to their garage and parking space and also that the 'B' units might overlook their property. The second letter is from the owner of adjoining farmland stating that some of the application site is within their ownership and concerned about rights of way.
Applicant's Case	The development is in the Green Belt but very special

circumstances exist in terms of regeneration of the site, improvement of the access, improvement in the visual amenity of the site, the removal of bad neighbour uses from the site, enhanced employment facilities and facilities for users of the Canal. The application red line has been amended to take account of the error in indicating ownership of a group of lock up garages. The objector has confirmed that they are now satisfied that there is no longer an ownership issue

Assessment

The site has a complicated planning history in that the Council in 2003 resolved to approve the application on the basis that it would bring about highway safety improvements, safeguard and improve the amenities of nearby residents, improve the amenity of the canal and assist in rural regeneration. The Council's aim of getting the site redeveloped for office uses was only frustrated by the Government Office for the Northwest who decided that there had to be a public inquiry to resolve the Green Belt policy issues. The Council lobbied hard that this was an unreasonable approach as there were sufficient exceptional circumstances to make the redevelopment of the site for employment purposes beneficial and in the wider public interest. Since that time there have been changes in Government Policy namely PPS6 – Planning for Town Centres and the new PPS4 – Planning for Sustainable Economic Development which need to be taken into account as well as the changed position of the Highway Authority who initially accepted an improved traffic light junction but are now of the view that the site needs a completely new access. Particularly important is that the Governments Regulations concerning applications which must be referred to the Government Office have now changed. The coming into effect in March 2009 of The Town and Country Planning (Consultation) (England) Direction 2009 means that it is no longer necessary to refer the application to GONW as it is not considered that the development will by reason of its scale or nature or location have a significant impact on the openness of the Green Belt.

The main issues concerned with the application, however, still relate to Green Belt Policy, landscape and environment related to the Leeds and Liverpool Canal, business development and access details.

Green Belt

The site is located within the Green Belt and as such the applicant has to provide a justification as to why inappropriate development should be allowed. The applicant has put forward a range of benefits that the development will bring involving regeneration and the replacement of a bad neighbour activity on the site next to the terrace of houses adjacent. The site has not been identified in the Local Plan as a major developed site but Inspectors have used the criteria in Annex C of PPG2 as a guide to how to assess redevelopment of sites in the Green Belt, provided that there are very special circumstances to justify this. These are that the scheme should have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, contribute to the achievement of the objectives for the use of land in Green Belts, not exceed the height of the existing buildings and not occupy a larger area of the site than the existing building.

The site in its current form damages the local environment and

impacts adversely on the Leeds and Liverpool Canal. It does not meet one of the defined objectives of Green belt, namely to retain attractive landscapes and enhance landscapes near to where people live. On that basis the redevelopment of the site represents a very special circumstance.

Business Development

The scheme proposes 2 detached 3 bedroom live work units to include 716sq ft of office space, 3 bedroom live work units to include 591 sq ft of office space and 10 4 storey units comprising a 3 bedroom apartment and 514 sq ft of office space.

The live/work units are justified as an exception to Green Belt, as PPS4 requires Local Planning Authorities to facilitate new working practices such as live work. It also states under Policy EC12: Determining Planning applications for Economic Development in Rural Areas that there should be support for small-scale economic development where it provides the most sustainable option in locations that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport. In this instance the replacement buildings would also bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape and hence meet one of the Green Belt objectives of enhancing landscapes near to where people live.

However, it still does not follow the guidance in PPS6 and its emphasis that office developments should focus on local service centres.

Policy EP13 of the Local Plan seeks to deal with underused, derelict and unsightly land and one of the locations identified for regeneration is the Leeds and Liverpool Canal.

The proposed live work units on the scale intended can be viewed as an experiment to demonstrate that there is a demand for this form of employment as a catalyst for rural regeneration in terms of meeting a local employment need. There are very few sites in rural locations where such units could be built and this one has the added benefit of dealing with an environmental eyesore but a S106 agreement could be sought to ensure that together with the design of the units they do not simply become homes within the countryside without an employment base.

Landscape and Environment

The design of the buildings has been developed from the scheme considered by the Council in 2001 and would not exceed the height of the existing buildings on the site. The materials and style are appropriate for the context being adjacent to the Canal and therefore in conformity with Policy LT9. The site and buildings are generally well absorbed into the landscape and will not be prominent features except when viewed in close up from Finnington Lane and the Canal towpath. The ecological report accompanying the application suggests that the existing dense landscaping to the north and east of the site should be retained in order to continue as a wildlife corridor as well as the existing trees and vegetation at the rear of the terrace of houses adjacent to the development.

The ecological survey concluded that there was no evidence of rare or fragile plant species on the site. There was no evidence of

bats in the buildings or cellars or the presence of other protected species or fauna.

As the proposed development is one to which the new adopted DPD document – Sustainable Resources applies and the application needs to meet the criteria set out in Policy SR1 but as the application is in outline form this can be secured by condition. The Type B units would be located at least 39m from the rear of the terraced house on Finnington Lane. This is sufficient to avoid any problems with regard to overlooking especially as the units are 2.5 storey in this part of the site. The remaining units on the site are four storey but these are situated on the other side of the access road and face the end gable of the terrace. The site slopes down from the canal and the Type A units are at a lower level than the houses and would appear as three storey due to the changes in ground level.

Access Details

The application was accompanied by a Transport Assessment which proposes an access with an improved priority junction with a traffic calming scheme comprising warning signs and road markings on the approaches. The proposed access junction improvement options both provide a positive benefit over the existing substandard access provision to the site, improving sightlines to the south west and providing visual warnings for drivers travelling along Finnington Lane on the approaches to the site. The previous application for office blocks gave rise to concern from the Government Office with regard to an increased volume of trips to an out of town location in the Green Belt. The current Traffic Assessment compares an existing daily vehicle movement of 88 mainly heavy goods vehicles with an anticipated 40 daily vehicle movements if the proposed scheme is implemented. The provision of 36 car parking spaces is considered reasonable and not excessive. The scheme shows the provision of four parking spaces for the residents of the terraced house adjacent to the development. One of the houses has its own existing space off the main road.

The site is located on a bus route with a segregated access to the bus stop along the canal towpath. The canal towpath also provides a pleasant walking and cycling route towards Withnell Fold, Wheelton and Chorley to the south west and Fennisowles and Blackburn to the north east.

The issue of access to agricultural land beyond the site has been dealt with as part of the layout and this is clearly marked on the plan as “right of way”.

Conclusion

The planning history of the site shows that the Local Planning Authority was prepared to accept redevelopment in this location as representing a beneficial proposal as it would bring highway improvements, safeguard and improve the amenity of nearby residents and improve the visual amenity of the Green Belt. This assessment has not changed but the nature of the scheme is different in that it comprises live/work units rather than offices. The proposal is to be supported as representing the only one that has come forward to redevelop the site and improve the existing substandard access. The fall back position of further sub-division of the existing buildings on the site into small units with an unconstrained B2 established use would intensify an unacceptable situation in this rural Green Belt location. The proposal satisfies the criteria in PPG2 and very special

circumstances have been demonstrated to justify a redevelopment scheme. However, this is a marginal proposal but on balance it would be in the community's interests to grant permission and see if the market will respond and carry out the development. There is no certainty that the development will take place but as a rural experiment to resolve this long running problem it is to be supported.

Recommendation: Permit Outline Planning Permission 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 17th 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.

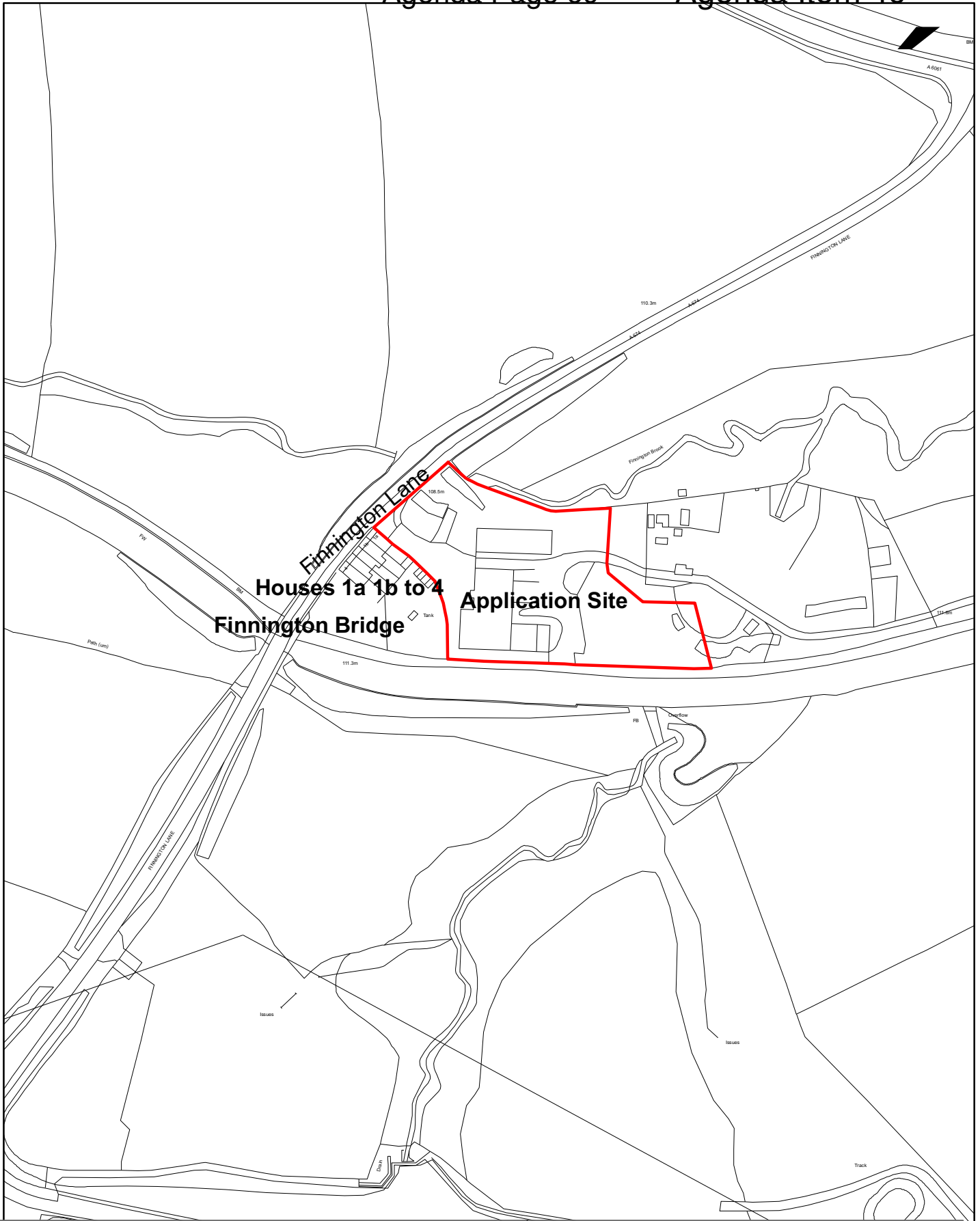
7. The application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures 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.

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<p>Lesley - Ann Fenton Director of Parterships, Planning and Policy</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. 09/00825/FULMAJ</p>	<p>Grid Ref: E: 363251 N: 424860</p>	<p>Scale: 1:2,500</p>	<p>3</p>

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Item 4 09/00738/FULMAJ Permit (after referral to GONW)

Case Officer Mrs Nicola Hopkins

Ward Lostock

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
BrethertonLeyland**

Applicant **Golden Acres Group Ltd**

**6 letters of objection have been received
Consultation expiry: 7th January 2010
Application expiry: Planning Performance Agreement**

Proposal This application relates to Plocks Farm on Liverpool Road, Bretherton which is occupied by Golden Acres Pet Food Partners. Golden Acres manufacture dry pet food at the site. This planning application relates to development which is needed to meet contemporary environmental legislation whilst at the same time facilitating the expected growth of the business. They involve the erection of new buildings, the installation of new plant and machinery and other operations.

In respect of proposed buildings these include:

- As automated finished product store (which will store the finished products)- 13,507m2 (AFPS)
- A pallet store (storage for pallets)- 450m2
- Recycling building (where waste materials will be sorted)- 648 m2
- Mill/ Raw materials store- 4743m2
- Line D building (blending extension)
- Intake building (for raw materials entering into the production line)- 508m2
- Hot House (building to recover waste heat and recycle into the process)- 282m2
- Extension to engineers store- 192m2
- Fan house and energy centre (including air extraction and a biomass boiler/ chimney)- 1039m2
- Intake building (cover for raw materials entering the production line)- 154m2
- Cleaning building (enclosure for existing washing facility)

In respect of the proposed plant and machinery the proposals include the following items which are located outside the building and associated with the above processes:

- Fat Tank Canopy (cover over existing facility)- 673m2

- Biomass material storage (storage for biomass fuel)- 2186m²
- Biomass filters (to clean odours)- 5420m²
- Extraction corridor (to take air from the production area to the biofilters)- 1761m²
- Water storage tank- 64m²
- Switch room/ transformer- 32m²
- External lagoons for water storage and recycling
- 30m high extraction chimney (for the dispersal of odours if the biofilter installations to not achieve the agreed threshold levels.)
- Five bio filters and wet scrubbers

The proposals set out above are dictated by the pet food production process within the premises. The raw materials enter the buildings at the south and east corner of Plocks Farm moving anti-clockwise through the production lines before reaching the finished product store.

The proposed development spans over 10 years and this is the reason why a 10 year Masterplan has been developed. Due to the length of the lifespan the scheme will be phased as follows:

Phase 1: construction of the fan house, extraction works, the switch room and transformer, three of the odour control bio filters and the surface water storage pond

Phase 2: construction of the 30 metre high chimney (subject to the outcome of testing of the first three bio filters)

Phase 3: two further odour control bio filters to reduce the capacity currently provided by the temporary facility which is on site

Phase 4: Construction of the AFPS and covered link

Phase 5: Construction of bin store for loose materials

Phase 6: Installation of Line E

Phase 7: Construction of IBC Store

The proposed phasing of the development will be secured via the submission of a phasing plan (via condition). A plan is attached to this report which sets out the existing buildings and landscaping and the proposed buildings and landscaping.

Summary

The proposals subject to this planning application are inappropriate development within the Green Belt however as set out within the Conclusion it is considered that very special circumstances exist to justify this Green Belt development. A similar conclusion was reached when the original 10 year Masterplan for this site was considered in 2003.

Background

Plocks Farm was originally an arable farm, but first diversified into the manufacture and distribution of dry extruded animal foods in 1992 using the farms crop production as its basis. Following on from this diversification several planning applications were approved at the site as the business grew.

A major application approved in 2003 (9/03/00528/FULMAJ) provided a Masterplan for the site and at the time of the application the applicants advised that they considered there to be scope over the next 10 years to increase the output to 60,000 tonnes per annum, entailing an increase in the workforce to 220 people, employed in 4 shifts, to maintain production 7 days a

week. The 2003 application approved an extension to buildings to form a produce store, tractor store, administrative and staff office accommodation, raw materials store, new entrance control, landscaping and waste water treatment area. The Council recognised that the business was an industrial one (Class B2) but of a highly specialist nature which is inextricably linked to agriculture outset. This application was considered inappropriate development in the Green Belt by definition. However the Council were satisfied that there were very special circumstances to justify permitting it. It was referred to the Government Office for the North West as a departure case, but the Secretary of State did not call the application in and so permission was granted.

A minor proposal for a waste water treatment area was approved by an application in 2003 (9/03/00528/FULMAJ) although it was not implemented as it was found that the site proposed was unsuitable due to ground conditions. A further application was submitted and approved in 2005 (05/01170/FUL) proposing the relocation of the waste water treatment plant to an alternative position at a site immediately south of Plocks Farm, just outside the site of the previous application.

Planning permission was granted in October 2007 (07/00843/FUL) for a sprinkler water storage tank and pump house. A further planning application was submitted and approved in August 2008 (08/00364/FUL) for the temporary installation of fan house, three activated carbon filters and flue at the site. The carbon filters and flue were required to control odours from the factory and waste water treatment works by helping to ventilate the factory whilst ensuring that odorous air is less likely to escape without abatement. The approval is for a five year period only.

Other Planning History

94/00969/FUL- Extension to existing building housing Extrusion Plant to accommodate Bio Filter Plant. Approved March 1995

94/00968/FUL- Erection of General Purpose Agricultural Building. Approved March 1995

95/00279/FUL- Alteration of existing roofline to accommodate mixing bin. Approved June 1995

96/00044/FUL- Widening of the existing driveway and improvements to the access. Approved May 1996

96/00320/FUL- Extension of existing mill building over existing yard area incorporating raising of roof height. Approved August 1996

99/00132/FUL- Demolition of outbuildings, construction of bin storage building together with canteen shower block, garage, stables and stores. Approved July 1999

03/00390/SCREEN- Screening report into whether an Environmental Impact Assessment (EIA) is required for a proposed development. EIA not required

09/00078/SCE- EIA Screening Opinion for Plocks Farm, Liverpool Road, Bretherton. EIA required

09/00236/SCOPE- Scoping Opinion for the Environmental Impact Assessment at Plock farm, Liverpool Road, Bretherton.

Planning Policy

PPS1: Delivering Sustainable Development
 PPS1: Planning and Climate Change - Supplement to Planning Policy Statement 1
 PPS 4: Planning for Sustainable Economic Growth
 PPS 7: Sustainable Development in Rural Areas
 PPS 9: Biodiversity and Geological Conservation
 PPS 10: Planning for Sustainable Waste Management
 PPS 22: Renewable Energy
 PPS 23: Planning and Pollution Control
 PPS 25: Development and Flood Risk
 PPG2: Green Belt
 PPG13: Transport
 PPG15-Planning and the Historic Environment
 PPG 16: Archaeology and Planning
 PPG 24: Planning and Noise

North West Regional Spatial Strategy (RSS):

Policy DP1- Spatial Principles

Policy DP4- Make the best use of existing resources and infrastructure

Policy DP5- Manage Travel demand, reduce the need to travel and increase accessibility

Policy DP7- Promote Environmental Quality

Policy DP8- Mainstreaming Rural Issues

Policy DP9- Reduce Emissions and Adapt to Climate Change

Policy RDF2- Rural Areas

Policy RDF4- Green Belts

Policy EM11- Waste Management Principles

Policy EM16- Energy Conservation and Efficiency

Policy EM17- Renewable Energy

Policy W1- Strengthening the Regional Economy

Policy CLCR1- Central Lancashire City Region Priorities

Adopted Chorley Borough Local Plan Review:

GN4- Settlement Policy- Other Rural Settlements

DC1- Development in the Green Belt

EP2- County Heritage Sites and Local Nature Reserves

EP4- Species Protection

EP6- Agricultural Land

EP9- Trees and Woodland

EP10- Landscape Assessment

EP18- Surface Water Run-Off

EP20- Noise

EP21- Air Pollution

EP21A- Light Pollution

EP22- Energy Conservation

EM3- Farm Diversification

EM4- Protection of Employment Sites in Rural Settlements

EM5- Extensions to Rural Enterprises

TR4- Highway Development Control Criteria

Design Guidance SPG

Local Development Framework:

Sustainable Resources DPD

Sustainable Resources SPD

Policy SR1- Incorporating Sustainable Resources in New Development

- Applicant's Case** The applicant has set out the following points which are the Businesses objectives for the proposed development:
1. To improve the amenity of the neighbourhood, by minimising odours to meet the requirements of the Environmental Permit by incorporating Best Available Techniques, and to continue the planting of woodland to improve the visual appearance
 2. To improve the efficiency of the business so as to remain competitive in the world market place
 3. To plan for the future to ensure all customers, suppliers and employees can have certainty as to what it holds and the local community know what to expect
 4. To improve the sustainability of the business, by introducing renewable energy, by conserving and reusing water, together with minimising energy losses and maximising heat recovery
 5. To enhance the biodiversity of the site by supporting existing and developing new habitats.
- Representations** **Tarleton Parish Council** (in nearby West Lancashire Borough) object to the application as it will impact on the visual amenity of the main settlement of Tarleton
- 6 letters of objection have been received from local residents raising the following comments:
- Factory size has increased- ruined views
 - Offensive odours omitted
 - Increase in noise
 - Light pollution
 - Impact on highway safety along Liverpool Road and increased traffic
 - Chimney would be an eyesore- landscaping would not disguise
 - Proposals may increase night time activities and noise impacts
 - Increase pollution
 - Not enough screening
 - Further industrial expansion into the Green Belt
- Consultations** **United Utilities** have no objection to the proposals subject to various conditions/ informatives
- Council's Conservation Officer** initially had concerns in respect of the impact on the setting of nearby Listed Buildings and Bretherton Conservation Area however following the receipt of further information he is satisfied that views from the conservation area and Listed Buildings will be almost entirely unchanged.
- Lancashire County Council (Archaeology)** have requested a condition in respect of archaeological work and investigation
- The Council's Architectural Design and Crime Reduction Advisor** has no comments to make
- Natural England** have raised no objection to the proposals
- The Environment Agency** has no objection subject to conditions and has made recommendations on various aspects including flooding, odour, noise and ecology

The Council's Arboricultural Officer has no objection to the proposals and has suggested a condition in respect of tree root protection

Lancashire County Council (Ecology) have no objection subject to some conditions.

Lancashire County Council (Highways and Environmental Management) have no objection

West Lancashire Borough Council has raised concerns about the proposed development, on the basis that it would impact upon the openness and visual amenity of the Green Belt

Head of Leisure & Neighbourhoods (People and Places) has no objection subject to conditions concerning noise

Assessment

Following an enquiry from the Applicant during pre-application discussions it was confirmed that a full Environmental Impact Assessment (EIA) would be required to accompany the planning application. This was on the basis of the nature and scale of the proposed development and the development is potentially environmentally sensitive. An EIA has been submitted as part of the planning application and each of the various chapters and issues, including noise and odours, will be addressed within this report.

Purpose of the Development

This application has been submitted primarily because the Company, The Golden Acres Group, are required to meet changed legislative requirements. These include The Pollution Prevention and Control Regulations 2000 which requires the Company to operate under an Environmental Permit with the Environment Agency, The Climate Change Act (which requires an 80% reduction in greenhouse gas emissions by 2050), The Climate Change Levy and the Landfill Regulations 2002.

The Company also wishes to meet the requirements of its customers and the expectations of the community in which it is located. As such Golden Acres have undertaken a review of its operations and created a second 10 year Masterplan which this application seeks to secure permission for.

The immediate requirement is to provide the machinery to enable significant efficiency and productivity improvements whilst complying with changing environmental legislation and reducing the impact on the neighbours.

Previous permission

As set out above the key planning permission was granted in 2003 for the previous masterplan. Although some of the proposals permitted in 2003 have been constructed an administration building, tractor store, link building and mill/ raw materials store have yet to be constructed. The first three buildings can still be constructed under the 2003 approval and are not affected by the proposals subject to this application. The attached plan indicates which they are (they are hatched in purple). The approved mill/ raw materials store (building 22) is located on the site of a larger store subject to this application. A larger store is required to enable raw products to be unloaded within the building. Approval of this

application will ensure that the originally approved store cannot be constructed.

Green Belt

The site is located within an area designated as Green Belt. Within the Green Belt development will only be permitted if it falls to be considered appropriate development or where very special circumstances can be demonstrated which outweigh the harm the development will have on the openness and character of the Green Belt.

Although the premises were originally a farm buildings' complex and thus an agricultural use, they have long established as an industrial use albeit restricted by condition because of its affiliation to agriculture and approved as a farm diversification project. The proposed expansion of the business, remains, by definition, 'inappropriate' development within the Green Belt. This being the case the proposal is deemed to be, harmful and as such very special circumstances must be demonstrated for the proposed development to justify the grant of planning permission.

The Applicant and his advisers have accepted that the development is inappropriate in the Green Belt. The case being set out (similar to the case set out within the 2003 application) is that other material planning considerations exist to outweigh the harm the development will have and very special circumstances exist to outweigh this harm. The other material planning considerations are addressed comprehensively within this report.

Sustainable Development in Rural Areas and Sustainable Economic Growth- Planning Policy Statement 4

Planning Policy Statement 4 was published by the Government on 29th December 2009 and replaces PPG4, PPG5 PPS6, part of PPS7 and part of PPG13. This document is particularly relevant to this site as it sets out the Government's planning policies for economic development. The Government's objective is sustainable economic growth by improving economic performance in various areas including rural areas.

Policy EC6 of PPS4 relates to economic development in rural areas. The Policy requires local planning authorities to ensure the countryside is protected and to strictly control economic development in the open countryside. However the Policy also states that local authorities should support diversification for business purposes that are consistent in their scale and environmental impact within their rural location. Policy EC10 relates to determining planning applications for economic development and states that local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

Policy EC11 is also applicable as the development within the Green Belt is a departure from the Local Plan. This Policy states that local authorities should take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including any wider benefits to national, regional and local economies.

The Government recognises that rural areas make a valuable contribution to the local economy. The business is located between the A59 and the River Douglas and is well screened; the majority of the site is not visible from the A59. As set out within the rest of this report it is not considered that the proposals will have an adverse environmental impact. The juxtaposition of the proposed development with the existing complex and the visually confined nature of the site ensure that the proposals are of an acceptable scale. It is also worth noting that the constrained nature of the site ensures that further expansion over and above the current proposals is limited.

The proposed development:

- will limit CO2 emissions, in accordance with climate change considerations,
- will result in a reduction in trip generation by commercial vehicles,
- has been carefully designed to take into account the character of the area
- Incorporates landscape and habitat enhancement proposals.

The business is long established on the site and makes a valuable contribution to both the local and national economy. The proposals will enable the business to continue to operate competitively within the market. The site is not in a location where urban transport sustainability is unrealistic, the premises are on the A59 and close to settlements, ensuring that a variety of transport modes (including good bus services passing the site) are available. The business sits comfortably within the landscape without an adverse visual impact. The site is considered to be the most appropriate location for this business.

This is an established business in the Green Belt which needs to upgrade its facilities to meet contemporary environmental controls and provide space for improved efficiency. Additionally the proposals would provide long term benefits for the business and locale.

It is considered that very special circumstances exist in respect of Green Belt Policy (as set out within the conclusion) and the retention of the business in this location it would have a positive impact on local employment. As such the proposals are considered to be acceptable in terms of Policies EC6, EC10 and EC11 of PPS4.

Ecology and Biodiversity

The application site is bordered by the River Douglas and the Leeds Liverpool Canal is close by (on the other side of the River). The River is a designated Biological Heritage Site and due to the fact that the proposed development extends closer to the river the ecological and geological impact of the proposals are a material planning consideration.

The Environmental Statement submitted with this application assesses the likely impacts of the proposed development on flora, protected species and habitats present at the site.

The Ecologist at Lancashire County Council (LCC) has provided comments on the proposals along with attending meetings to

discuss the issues and has worked with the Applicant's appointed Ecologist to address any likely impacts resulting from the proposals.

The LCC Ecologist has confirmed that as the proposed development is confined to existing hard standing, improved grassland and arable land significant ecological impacts are unlikely. Initially however the LCC Ecologist recommended precautionary measures to avoid ecological impacts and considered that the ecological value of the area could be enhanced. The precautionary measures related to great crested newts, the need for a habitat creation and management plan, vegetation clearance outside the bird nesting season and precautionary checks for protected species.

Following the receipt of the LCC Ecologist's initial comments the Applicants undertook further work and his appointed Ecologist submitted supplementary information with regards of great crested newts and bats. The Ecologist at Lancashire County Council has reviewed the supplemental information and has confirmed that the presence of great crested newts is unlikely. As such great crested newt surveys are therefore not required prior to determining the planning application.

The LCC Ecologist has also confirmed that significant impacts on the bat population are unlikely to occur as a result of the current planning application. A habitat creation and management plan for this site is required. A plan has been produced in draft form to which the Ecologists at Lancashire County Council and the Environment Agency have commented. These comments led to revisions to the document and a revised document has been submitted. Further comments are awaited as the work is ongoing. As there are no problematic matters of principle, this plan will be secured via condition.

Following a recent High Court judgement it is clear that the Council has a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:

- (a) the activity must be for imperative reasons of overriding public interest of for public health and safety;
- (b) there must be no satisfactory alternative and
- (c) favourable conservation status of the species must be maintained.

This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.

The LCC Ecologist is satisfied that the proposals will not adversely impact on protected species and a favourable conservation status of protected species will be maintained. As such it is considered that the requirements of the Habitats Directive have been addressed.

Natural England has been consulted and has commented on this application. They have confirmed that they are not aware of any

nationally designated landscapes or any statutorily designated areas of nature conservation importance that would be significantly affected by the proposed planning application. Additionally they are also satisfied that the proposal does not have any significant impacts upon Natural England's other interests, including National Trails, Access Land, or the areas of search for new national landscape designations. Natural England have confirmed that should a protected species be subsequently found on the site, all work should stop until further surveys for the species are carried out and a suitable mitigation package for the species is developed. The Agency have provided advice on bats, badgers, barn owls and breeding birds. There is not considered to be an adverse impact on protected species. In any event the provisions of the Wildlife and Countryside Act protects certain listed species.

In conclusion we do not consider that the proposals would harm ecology, biology or nature conservation interest. The submission a habitats creation and management plan (a requirement of the recommended conditions) will enable sufficient control over the management of habitats on the site.

Waste Management

Due to the nature of the business on the site waste is generated on site in the form of process waste (unsuitable dried pet food), packaging waste, wastewater, surface water and roof water. The 10 year Masterplan seeks to recover and re-use as much waste materials as possible which will reduce the need to send waste to landfill.

The proposals include a dedicated building and sorting area to segregate waste at the source and send it for recycling. This will reduce waste being sent to landfill by 80% which is also required to meet the Environmental Permit requirements. A wastewater recycling lagoon is proposed to store and treat surface water and roof water and reuse it as part of the odour controls within the proposed wet scrubbers.

The proposed Wastewater Treatment Works will treat all sludge arisings created at the site from a liquid to a solid which will reduce agricultural vehicles movements when the dry sludge is removed to be spread on agricultural land.

It is considered that the proposals will reduce the need for vehicle movements transporting waste off site reducing the impact on landfill and incorporates appropriate recycling techniques to benefit the development and the area as a whole.

Land Contamination

The submitted Environmental Statement incorporates a Land Contamination Assessment undertaken by Entec UK Ltd. This assessment was undertaken to ascertain if any of the site is contaminated, the degree of contamination, and to avoid the possibility of contaminants being released into groundwater or surface waters as the site is developed. This is required to meet the Environment Agencies requirements and in accordance with Government advice contained in PPS23.

The submitted reports identifies that the current risks are the leaching of residual contaminants from soils into the River

Douglas. The risk however is very low due to the large amount of dilution and low levels of contaminants. Risks during development arise from the extraction of saturated soils to construct the Automated Finished Product Store (AFPS). Any discharges into the river will require authorisation from the Environment Agency. An increase in discharge rate to the river is expected which will require authorisation from the Environment Agency. Future risks relate to elevated sulphate which may impact on the buildings however restoration of soils in landscaped areas will reduce the risks associated with dusts and create natural attenuation.

The Environment Agency has reviewed the submitted assessment and has confirmed that *discharges to land ceased in 2005, the purpose of which was to attenuate contaminated water before it entered the river, which appears to have been effective. The current plans are to install the means to treat contaminated water on site prior to discharge to the river. Low level of contamination is present within soil and shallow ground water.*

We consider that in the long term the proposed works will not affect the balance of the hydrogeological/ hydrological system at the site. However, there is a requirement to assess the impacts to the river in the short term while the development works are undertaken. Entec made recommendations for further assessment at site prior to development works being undertaken with which we agree. We also consider that further assessment of the potential concentrations of contaminants in the river during periods of proposed additional discharge is required. Additional discharges to the river should only occur within the term of temporary or amended discharge consent from us.

The Environment Agency also requires the waste treatment and storage lagoons to be constructed with a lined or impermeable base and sides which the Applicant have confirmed will be provided. It is not considered that the proposed development will have an adverse impact in terms of contaminants in respect of the site or the adjacent watercourse.

Noise

One of the main concerns raised by neighbouring residents is noise created at the site particularly as the facility operates 24 hours a day and the proposals will increase production at the site. The Council's Neighbourhood Quality Co-ordinator has been involved in discussions with the Applicant during the process of this application and a noise impact assessment has been submitted as part of the Environmental Statement.

It was initially considered that a Noise Management Plan should be submitted as part of the application and a draft document was produced by the applicants appointed consultants. The Council's Neighbourhood Quality Co-ordinator made comments on this document and it was intended to secure submission of a Noise Management Plan via condition.

The Council's Neighbourhood Quality Co-ordinator has now determined however that noise management should be dealt with under the Environment Agencies remit. The Officer has confirmed that she does not foresee any noise issues if the suggested limits in the report are complied with. To secure this the Officer has

suggested appropriately worded conditions which are attached to this recommendation which will achieve this.

The Environment Agency has also commented on the Noise Management Plan which has been passed onto the applicant. The Environment Agency has confirmed that the recommendations set out within the originally submitted report should be secured via condition. Copies of the suggested conditions have been forwarded to the Environment Agency to confirm that they are satisfied with the conditions in respect of noise.

The Council's Officers are satisfied that noise generated from the premises can be dealt with adequately to ensure that noise does not cause annoyance to the nearby neighbouring residents.

Odours

The other main concern raised by neighbouring residents in respect of this site relates to odours created at the site. An odour impact assessment has been carried out for the site and submitted as part of the Environmental Statement.

In 2008 Golden Acres applied to install an activated carbon filtration system at the site. This involved the installation of an activated carbon filter housed in three containers adjacent to the existing buildings, the erection of a pipe bridge for extract ducts and shorter duct runs. The proposals also incorporated the erection of a 17 metre high flue and an extraction fan. Planning permission was granted for a temporary 5 year period and the system is currently active on the site. However this plant will be removed from site following the expiry of the planning permission.

This treatment was seen as a temporary solution to dealing with odours on the site in lieu of a long term solution. The proposed 10 year Masterplan for the site seeks to address the problem in the long term.

Works have already been carried out at the premises to minimise the production of odours including sealing the building and ensuring odours produced are not released into the atmosphere. These works have worked to a limited extent however further work is required to provide a positive air pressure and to provide a sufficiently cool working environment.

The proposals for dealing with odour at the site will be developed incrementally to achieve the Best Available Technique (BAT) and in accordance with the proposed phasing of the development. It is proposed that air will be fed from the buildings by fans, housed in a building on the south west end of the building. Air will be passed down the extraction corridor to wet scrubbers. Five biological filters are proposed to the west of the site. As set out in the above proposed phasing initially 3 bio filters will be constructed. Each of the filter units will be vented by two flues located at each end of the unit which will be 12 metres high to ensure dispersal of odour. The remaining two units would be built following confirmation that the odour abatement technique proposed is confirmed to be suitable. These units will be monitored further and, if necessary, the 30 metre high chimney would be constructed to provide a complete solution to control odour emissions from the production process. The chimney will only be constructed in the event that it

is proven necessary. A condition is imposed to ensure that such will take place.

The Environment Agency has been closely involved during the process of this application in respect of odours. Additionally the site is subject to an Environmental Permit with the Environment Agency which addresses odours. Due to the significant changes proposed to operations on site Golden Acres will be required to apply for a variation to their Environmental Permit

The controls over the site which the Environment Agency enforces require the operator to apply the Best Available Techniques (BAT) for dealing with odour. The Environment Agency initially commented on the proposals and these comments resulted in the applicants producing an addendum to the Odour Impact Assessment.

Following receipt of this document the Environment Agency (EA) have confirmed that *any application to vary the EA permit will need to be accompanied by an odour management plan which will set out a staged approach to the management of odour at the site. The plan will be based on Best Available Techniques (BAT) and will be designed to ensure odour is managed to an acceptable level. The plan, when approved by us, is expected to ensure odour is minimised but may require the implementation of all the contingencies shown in the plan to achieve this. However, until the site operates in accordance with the plan there can be no guarantee that the proposed techniques will work. Should all of the contingencies in the plan be unsuccessful in adequately minimising odour from the site then the plan will lead the operator to the point where they cease operations causing the odorous releases. The Agency's role in the odour management plan would be to ensure, through the permit conditions, that the operator follows the plan.*

Because of the sensitivity of the Plocks Farm site and recognising the work that the operator has done to address the problem, in this instance we are willing to comment on the draft odour plan as part of the pre-application work for the variation application in order to assist you in knowing the likely scope of any development that could be required to meet permit conditions. However I must point out that this cannot prejudge our consideration of the application for the variation. Any comments we made would be simply on the suitability of the plan to form part of the permit variation application. Without the full application we cannot give any assurances that the document would form part of the varied permit in that form.

The Environment Agency will require an Odour Management Plan before they issue a variation to the Environmental Permit however the site requires planning permission for all the methods for dealing with odour before they will issue a variation.

The Odour Management Plan will include the proposed bio filters and 30 metre high chimney subject to this planning application. It is considered that although the Environment Agency cannot confirm whether the proposed installations will satisfactorily deal with odours at the site, this cannot be confirmed until the site is in operation; the proposals represent the Best Available Techniques currently available. Additionally in the event that these techniques

do not work the Environment Agency has the authority to require operations to cease on site. Any further odour abatement work would require a new planning application.

Circular 11/95 relates to the use of conditions in planning permissions. The recommended conditions include a specific condition in respect of odours. This condition basically gives Chorley Council controls over the required measures (which are set out above in respect of the three phased process of installing bio filters and eventually the chimney if necessary) to be installed at the site in the event that odour is considered to cause annoyance to local residents. The term 'annoyance' is utilised because this reflects the wording with the Environment Agencies Permit and because the use of the word 'nuisance' is a term of art which suggests a statutory nuisance when the impact may not be judged in this way.

The Circular states that conditions should be:

i. necessary;

It may be considered unnecessary for this condition due to the Environment Agencies controls over odours and Circular 11/95 specifically states that 'a condition which duplicates the effect of other controls will normally be unnecessary'. However this development does have implications in respect of odours and complaints have been received in the past. Therefore it is considered necessary for the Local Authority to have some control over odours in this situation.

ii. relevant to planning;

Part of the Green Belt very special circumstances forwarded in support of this application is that the proposed plant and machinery will reduce and deal with odour issues at the site. As this forms part of the justification for inappropriate development within the Green Belt ensuring the Local Authority has the necessary controls ensures that this condition is relevant.

iii. relevant to the development to be permitted;

Similar to the justification to point ii the control of odours at the site is relevant to the development proposed.

iv. enforceable;

The condition is rather wordy however the Council is satisfied that the condition is clear enough to be enforced. The Council's Neighbourhood Quality Co-ordinator is satisfied that there are systems in place within the Council to judge whether there is an 'annoyance'.

iv. precise; and

Although the condition is quite long this is due to the fact that different odour control mechanisms will be installed at different phases of the development and/or in circumstances where they are considered necessary. The wording is considered to be precise for the development proposed.

v. reasonable in all other respects

For the reasons set out above the condition is considered to be reasonable and necessary in respect of this application. It also gives residents comfort that odour issues arising from the

proposals will be addressed by both the Local Authority and the Environment Agency.

It is considered that the proposed plant and machinery will ensure that odours at the site are dealt with. The suggested condition also gives the Council comfort that odours which cause annoyance can be dealt with by requiring the installation of further plant/machinery.

Flood Risk

The site is located adjacent to the River Douglas and is partly located within Flood Zones 2 and 3. As such a Flood Risk Assessment (FRA) of the site has been undertaken and submitted as part of the Environmental Statement.

The site is protected by flood defences and Golden Acres have confirmed that the site has not flooded due to overtopping within the last 50 years. The submitted statement confirms that there will be no buildings below 7.02m AOD that contain storage for chemicals in accordance with advice from the Environment Agency.

The main structure, the AFPS, will be sunken to a depth of 8 metres below ground level. The structure will be constructed with waterproof membranes to ensure that it is resistant to ground water and tidal flood waters. It is not intended that people will be habitually present within the AFPS. The submitted statement confirms that the proposed development will not increase flood risk to third parties elsewhere.

The FRA also addresses drainage. Water falling from the new roof areas will be transferred to the wetland area which will have sufficient capacity to meet the runoff requirements from a severe storm. The sedum roof of the AFPS will absorb rainwater and mitigate any peak flows into the system. Drainage from existing yard water and existing roof water will be collected, pumped and stored within a yard water pond and recycled to be used in the odour abatement plant.

The Environment Agency have assessed the submitted FRA and confirmed that on the grounds that buildings will be set at 7.02 AOD (which is the 1 in 1000 year flood level) and utilising a Sustainable Drainage Scheme (SUDS) to attenuate water discharges to Greenfield rates the Environment Agency has no objection on flood risk grounds. These recommendations will be secured via condition and it is not considered that the proposals will create a flood risk.

Landscape and visual impact

The original 10 year Masterplan for this site was approved in 2003 (03/00528/FULMAJ). Part of the proposals incorporated planting around the boundaries of the site to screen the buildings and mitigate the impacts of the development. This planting was secured by condition and has been planted at the site.

In respect of the visual impact of the proposals the two main areas where there will be an impact are along the valley of the River Douglas and from Tarleton on the opposite side of the River. The proposed development will add 18,563 sqm of buildings to the site along with a 30 metre high chimney.

To mitigate the visual impacts of the new buildings and chimneys the proposed buildings do not exceed the heights of the existing buildings. The main storage buildings proposed need to be large in scale to achieve the required storage capacity for the business. To achieve this these buildings (the AFPS and the Raw Material Store) are constructed below existing ground levels (the AFPS is 11 metres below the current ground level and the raw materials store is 30 metres below existing ground levels). This ensures that the height of the buildings does not exceed the existing buildings on site whilst providing sufficient capacity (The AFPS will be 8 metres high to the eaves and the raw materials store will be 7.3 metres high to the eaves).

The buildings have also been designed to minimise visual impact. Dark cladding materials will be utilised on the external elevations and the AFPS will incorporate a green sedum roof.

The proposed five bio filters are located on the lowest part of the site. The proposals comprise of five individual units which have 4.2 metres high walls and are covered by a black awning. The maximum height to the centre of the roof will be 6.7 metres high. At each end of the bio filters will be the associated flues which are 1.8 metre in diameter and 12 metres high.

The biomass boiler requires a 20 metre high chimney which will be constructed out of stainless steel. Additionally the proposed odour emissions chimney will be 30 metres high and will be finished in silver similar to the existing 17 metre high chimney on the site. This chimney is located within the proposed fan house with approximately one third within the building. A 30 metre chimney is required to disperse odours and is only necessary if the proposed bio filters do not achieve the agreed threshold levels for odour emissions. Both the biomass boiler and odour emissions require separate flues however to avoid the impact of two chimneys they are proposed to be combined in a single casing. The 30 metre chimney will only be erected if necessary from an odour abatement perspective however it is being fully considered as part of this application.

To further mitigate the impacts of the proposals additional screen planting and mounds are proposed to continue the strategy established by the 2003 Masterplan. The development proposals span over a 10 year plan period and as such the proposals will be phased. As part of phase one the areas to the south of the site (adjacent to the A59) will be graded and soiled using materials arising from construction of the bio filters and the area planted. In later stages mounding will be provided to the north and west of the AFPS. The proposals include extending existing planting, infilling existing planting, new planting and wetland habitat will be provided adjacent to the bio filters.

The submitted environmental statement states that on completion of the entire project the complex will be screened by woodland. Views from Tarleton will be screened and the appearance of the roofs of the product stores would be mitigated by the use of a green roof. Photomontages have been produced to demonstrate that impact and include the 30 metre high chimney which will be the most prominent feature. These photomontages take into account current growth rates of trees and vegetation.

The Council's Conservation Officer has commented on this application as there is a potential impact on the setting of three groups of listed buildings and one conservation area close to the site. Additional photomontages were produced to address the initial concerns raised and the Conservation Officer is satisfied that the proposals will not adversely impact on views from Bretherton Conservation Area or the view from Bank Mill.

It is considered that the proposed mitigation measures and landscaping will ensure that the developments do not adversely impact on the visual amenities of the area. The 30 metre high chimney will be the most prominent feature within the landscape however this feature will be partly screened by vegetation and the impact will not be to a degree which warrants refusal.

One of the few locations where a clear view of the proposed development, may be obtained is the view from the bridge along the A59. Proposed planting area W21 will go some way to screening the site when viewed from the bridge and the applicants will be providing an additional photomontage demonstrating improved planting to screen the site. The Applicant proposes additional heavy stock planting in this location.

Transport and Highways

The business at the site has an identified use class B2 however this is restricted via condition to purposes associated with the extrusion of agricultural produce for the purposes of animal and pet food production. The business produces dry pet food and exports the finished product off site to customers/ temporary storage facilities. As such the business generates HGV traffic transporting materials to the site and the finished product away from the site which clearly has an impact on traffic generation and the surrounding highway network.

Access to the site is achieved via the A59 (Liverpool Road) and a transport assessment forms part of the submitted Environmental Statement. The assessment has assessed the three categories of vehicle movement associated with the site, these include staff trips, trips associated with import/ export of materials/ product and trips associated with storage at the outlying stores.

The assessment concludes that there will be no overall impact in respect of staff travel (as the proposals do not involve an increase in staff), there will be 32 additional two-way daily HGV trips due to production increase and there will be a reduction of 80 HGV two-way daily HGV trips due to on-site rather than off-site storage.

As such the proposals will decrease the vehicles movements at the site which will benefit the surrounding highway network. Additionally the proposals include an Automated Finished Product Store (AFPS) which will reduce fork lift truck manoeuvres at the site. The AFPS would have the majority of the storage underground and is a totally automated building which uses computer- controlled electric Sorting Transfer Vehicles operating on rails to sort out customers' orders and deliver products direct to the loading bay. This building will be fully integrated with the production, packaging and collation operations on site which are currently undertaken by fork lift trucks resulting in a significant reduction of fork lift truck movements.

The site access has the capacity to deal with traffic flows at the site along with construction traffic. Lancashire County Council, as Transport/Highway Authority, has assessed the application and has confirmed that it has no objection to the proposals.

One resident has requested whether traffic exiting the site could be restricted to left turns only. Unfortunately this would significantly increase the mileage undertaken by vehicles exiting the site and the road network is adequate for both left and right turns. As such there is no justification for insisting on left turn exits only.

Sustainable Resources and Climate Change

The Climate Change Bill was introduced into Parliament on 14th November 2007 and became law on 26th November 2008. It is still not clear, however, how proposals and policies made under the Act will affect manufacturing, industrial and planning sectors. The aim of this Act is to encourage organisations to reduce their carbon emissions and there are proposals to introduce a Carbon Reduction Commitment (CRC) with an associated Climate Change Levy. Golden Acres is committed to the current Climate Change Agreements.

Golden Acres proposes to incorporate energy efficiency actions to a 22% saving. The existing boiler arrangement limits the ability to improve energy efficiency. However part of the proposals incorporate the installation of a biomass boiler at the site which will maximise the opportunities. This boiler will provide 30% of the total energy requirements of the site. In order to service this boiler 240 hectares (600 acres) of Willow will be required. This Willow will provide a sustainable fuel source for the site as an alternative to gas. Renewable energy is exempt from the Climate Change Levy and the installation of a biomass boiler not only provides a renewable energy source on site but also mitigates against current and future payments

The first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), the new style Local Plan, was adopted in September 2008. As such the scheme will be required to achieve a minimum 10% reduction in energy consumption which, as set out above, the scheme will exceed. Therefore the proposal is considered to be acceptable in respect of Policy SR1.

Public Consultation

Golden Acres is in close contact with immediate residents to the site and has regular contact with 5 local residents. Any complaints received by the Company and the Environment Agency are logged and formally investigated by the Company. The Company has a formal complaints procedure already set up. A response is provided to the Environment Agency via a weekly report. Additionally annual review meetings are held with Bretherton Parish Council and local residents in order to review progress and to resolve complaints. The Company produces an annual review of its odour management works undertaken and works proposed.

Additionally as part of the process of this application Golden Acres arranged two site visits for elected members on 14th and 16th

January. These visits enabled members to tour the facility and view the sites for the proposed developments.

The Company are actively involved within the community and offer various mediums in which to contact either the Company directly or the Environment Agency to discuss any concerns/ complaints

In the course of developing the proposed masterplan (as was the case in 2003) the Company has conducted community engagement exercises in the form of literature about the proposals and open days at the premises. The Company has noted matters raised by local people and responded as to how it is dealing with them (where possible). A statement confirming the conduct of these exercises, the points raised and the Company's response forms part of the application.

Response to concerns raised

West Lancashire Borough Council has raised concerns about the impact on the Green Belt. It is acknowledged that the proposed development is inappropriate development within the Green Belt and as such is a departure from the Local Plan. The conclusion below sets out why it is considered by Council Officers that very special circumstances exist for this scheme and if members are minded to recommend approval then the application will be referred to the Government Office for the North West as a matter of course to ascertain whether the Secretary of State wishes to call the application in. The concerns raised by the neighbouring authority are taken into consideration and addressed within this report.

Tarleton Parish Council object to the application as it will impact on the visual amenity of the main settlement of Tarleton. As addressed above and demonstrated by the submitted photomontages it is considered that the proposed landscaping will screen the site effectively and the proposed development and the design of the proposals ensures that the buildings will be no higher than the existing building on site.

Factory size has increased- ruined views

The proposals enable the business to expand and compete within the market supporting a viable and sustainable business within a rural area. Additionally there is no right to a view.

Offensive odours omitted

Odours have been a continuing issue at the site due to the nature of the processes on site. Temporary measures have been installed to try and alleviate the issues however the proposed development seek to address the odour impact

Increase in noise

Specific conditions are attached to the recommendation in respect of noise and the Council's Environmental Service Section is satisfied that they are satisfactory.

Light pollution

Full details of the proposed lighting, on a phase by phase basis, will be required via condition to ensure that lighting does not adversely impact on the neighbours amenities

Impact on highway safety along Liverpool Road and increased traffic

As set out above the proposals will actually reduce vehicle movements at the site which will benefit highway safety along Liverpool Road

Chimney would be an eyesore- landscaping would not disguise

It is identified that the chimney will be a visual feature within the landscape. However the chimney will only be erected as a last resort in the event that the alternative odour control mechanisms do not achieve the required effects. Additionally the proposed landscaping will screen a large part of the site and the majority of the chimney

Proposals may increase night time activities and noise impacts

Noise controls are particularly relevant during night time hours. These will be controlled via suggested conditions and through the remit of the Environment Agency

Increase pollution

The release of contaminants into the river is not considered to be a concern and the proposals intend to recycle waste and heat created at the site.

Not enough screening

The proposed screening is considered to be acceptable and when fully mature will act as an effective screen. The one weak area identified will be addressed by the applicant

Further industrial expansion into the Green Belt

The site is located within the Green Belt. Expansion in the Green Belt is only considered acceptable where very special circumstances can be demonstrated. This issue is addressed within the Conclusion.

Chimney omitting thick plumes of vapours

The current odour abatement plant releases warm moist air that condenses in the cold atmosphere. If there are only light winds, the condensed water vapour rises. This is only steam and is free from odour.

Conclusion

As set out at the start of this report the proposals fall to be considered inappropriate development within the Green Belt. As part of the submissions the Applicant has sought to demonstrate that very special circumstances exist which outweigh the harm the development will have on the Green Belt.

I am satisfied that such circumstances do exist and are of sufficient weight to override the Green Belt Policy presumption against the proposal:

- Apart from Green Belt policy the proposals are consistent with national planning policies, RSS and the saved Policies within the Local Plan.
- The development proposed relates to an existing enterprise with a strong affinity with agriculture. The proposals will enable an existing business which provides an important source of local employment to compete within the market and continue to contribute to the local, regional and national economy;

- The main impact on the Green Belt is the limited reduction in the openness resulting from the erection of new buildings and further expansion in the Green Belt. The proposals however are designed to minimise the impact on the local character of the Green Belt and the screening proposed will protect the character of the area. This will ensure that the harm caused to Green Belt policy (in principle) will be minimised
- The development proposed may be inappropriate by definition but will not in itself undermine the purposes of Green Belt or achievement of the objectives for it given the particulars and context;
- The proposals have significant benefits which include ecological enhancements, reduction in waste being transported from the site, improved noise mitigation, reductions in odour annoyance to neighbours, additional screening, a significant reduction in vehicles movements generated at the site and a reduction in energy consumption through renewable sources.
- The design of the buildings is sensitive to the context

As such the proposals are considered to be acceptable. In the event that members are minded to grant planning approval the application will be referred to the Government office for the North West as a departure from the Local Plan.

Recommendation **That members are minded 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 for his determination, and conditions.**

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 th September 2009	Existing Layout (July 2009)
02	18 th September 2009	Landscape Features
03	18 th September 2009	Landscape Structure
11	18 th September 2009	Proposed Development of Golden Acres- Masterplan
12	18 th September 2009	Masterplan
13	18 th September 2009	Phasing Detail- Phase One
14	18 th September 2009	Phasing Detail- Phase Two
15	18 th September 2009	Phasing Detail- Phase Three
16	18 th September 2009	Phasing Detail- Phase Four
17	18 th September 2009	Phasing Detail- Phase Five
18	18 th September 2009	Phasing Detail- Phase Six
19	18 th September 2009	Phasing Detail- Phase Seven
20	18 th September 2009	Landscape Proposals
50 Rev P01	18 th September 2009	Automated Finished Product Store Elevations
51 Rev P01	18 th September 2009	Automated Finished Product Store Plan
52 Rev P01	18 th September 2009	Automated Finished Product Store Roof Plan

53 Rev P01	18 th September 2009	Pallet Store/ Recycling Building Plans and Elevations
54 Rev P01	18 th September 2009	IBC Store/ Raw Materials Elevations
55 Rev P01	18 th September 2009	IBC Store/ Raw Materials Plan
56 Rev P01	18 th September 2009	IBC Store/ Raw Materials Roof Plan
57 Rev P01	18 th September 2009	Impact Mitigation Drawing
58 Rev P01	18 th September 2009	Line D/ Intake Building Plan and Elevations
59 Rev P01	18 th September 2009	Line D/ Intake Building Roof Plan
60 Rev P01	18 th September 2009	Engineers Store and Hot room
61 Rev P01	18 th September 2009	Energy Centre and Line C Intake
62 Rev P01	18 th September 2009	IBC Cleaning Building
63 Rev P01	18 th September 2009	Biomass Material Store Plans and Elevations
64 Rev P01	18 th September 2009	Bio Beds Roof Plan
65 Rev P01	18 th September 2009	Bio Beds Floor Plan
66 Rev P01	18 th September 2009	Bio Beds Elevations and Sections
67	18 th September 2009	Proposed Fan House and Energy Centre
103	21 st January 2010	Record of Planning Approvals- Building 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/m³; 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/m³ 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.

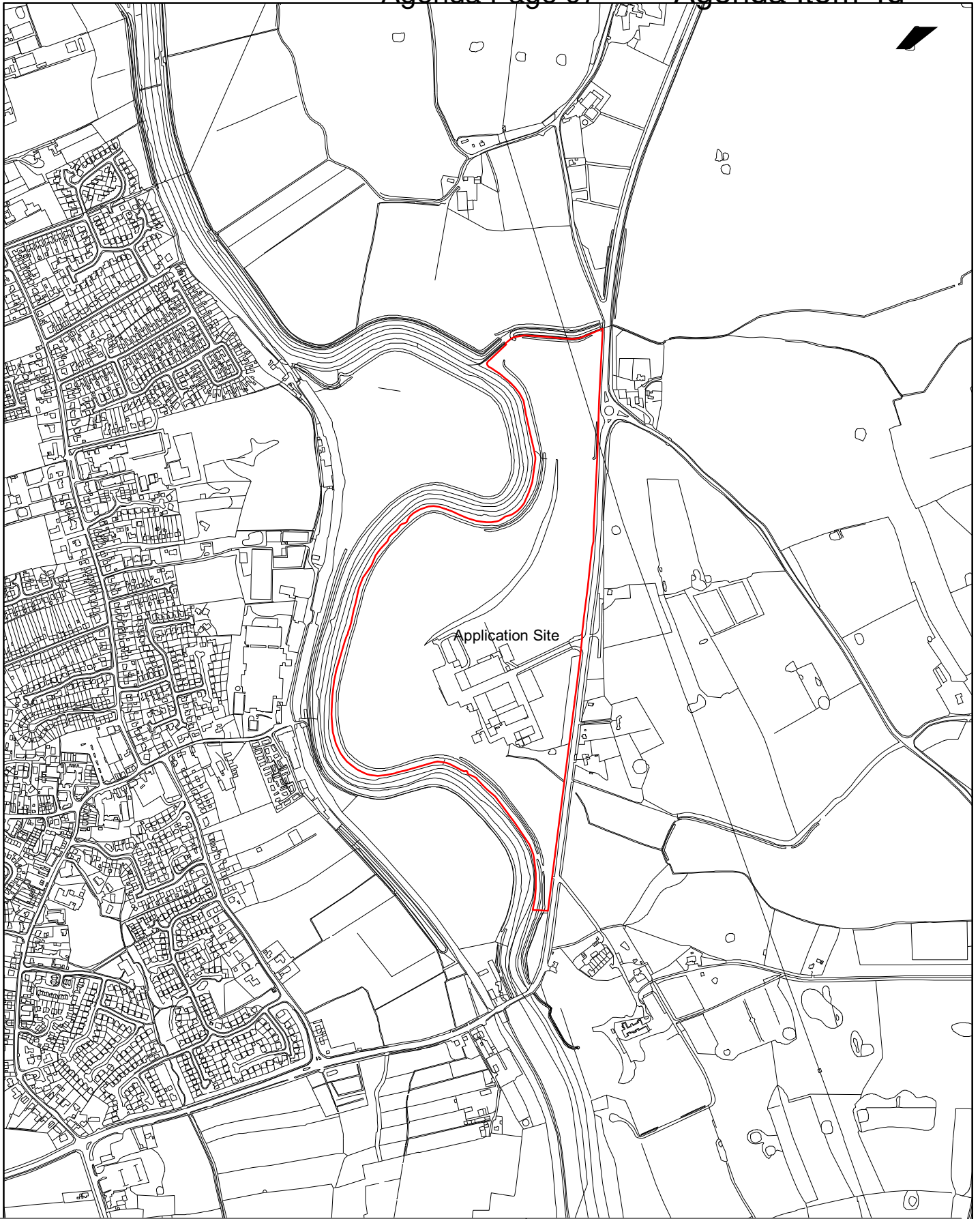
Reason: To secure sustainable development principles and in accordance with Policy EP18 of the Adopted Chorley Borough Local Plan Review

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.



Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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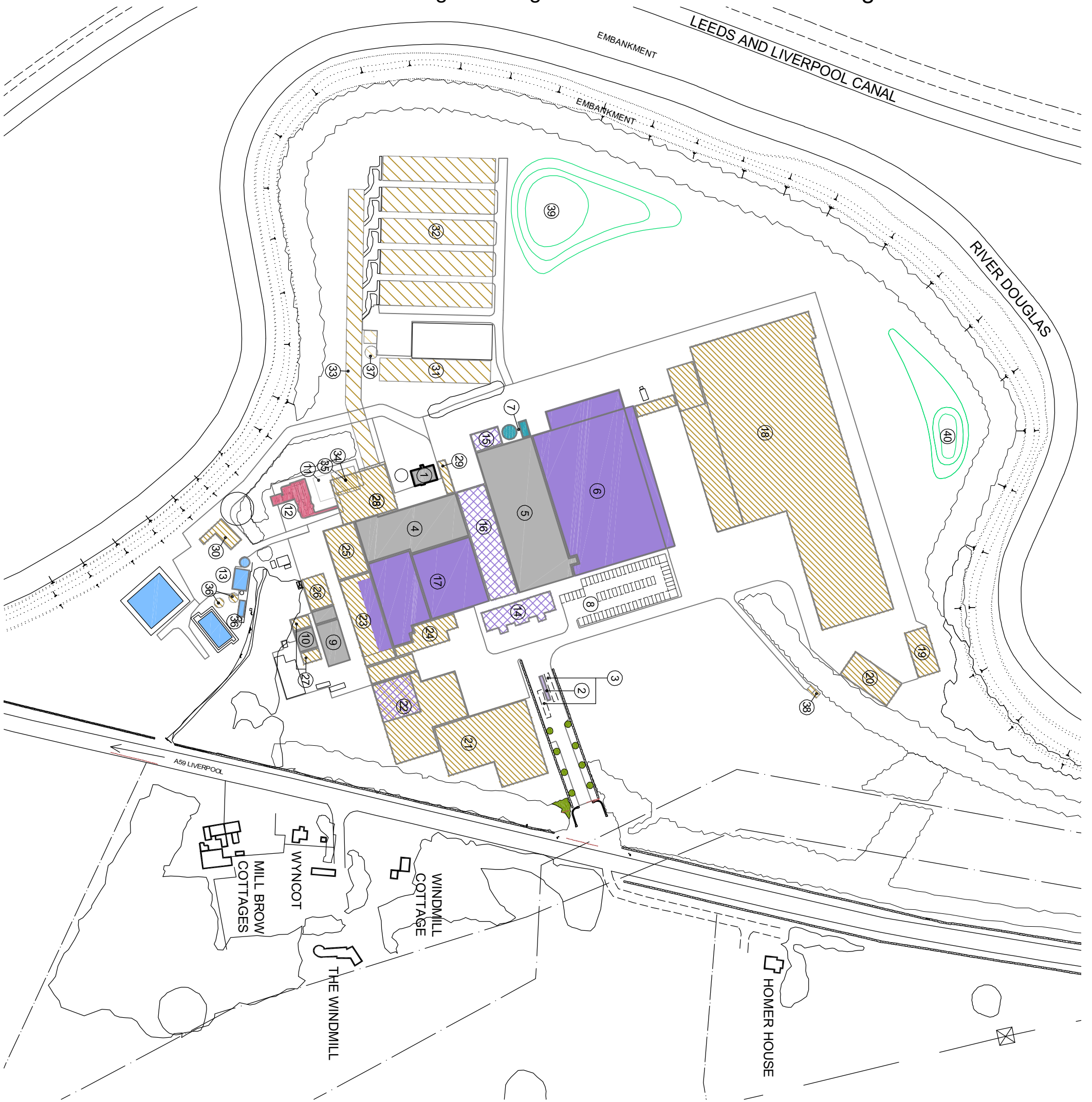
Application No.
09/00738/FULMAJ

Grid Ref:
E: 345967
N:420899

Scale:
1:10,000

4

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- KEY**
- 1 PRE EXISTING BUILDING / FACILITIES
 - 1 FARMHOUSE
 - 3 WEIGHBRIDGE
 - 4 MILL
 - 5 PRODUCT STORE
 - 9 EMPTY BAG STORE
 - 10 ENGINEERING STORE
 - 11 BIO FILTER
 - 2 2003 MASTERPLAN (REF 9/03/00528)
 - 2 ENTRANCE CONTROL
 - 3 CAR PARK
 - 6 EXTENSION TO PRODUCT STORE
 - 17 BLENDING - APPROVAL TO BE MODIFIED
 - 14 2003 MASTERPLAN (REF 9/03/00528) - EXTANT
 - 14 ADMINISTRATION / ANCILLARY BUILDING
 - 15 TRACTOR STORE
 - 16 LINK BUILDING
 - 22 MILL / RAW MATERIALS
 - 13 2006 EFFLUENT TREATMENT PLANT (REF 05/0/1170/FUL)
 - 13 WASTE WATER TREATMENT AREA
 - 7 2007 SPRINKLER TANK / PUMP HOUSE (REF 07/00843/FUL)
 - 7 PUMP HOUSE AND SPRINKLER TANK
 - 7 2008 CARBON FILTRATION SYSTEM (REF 08/00364/FUL)
 - 12 TEMPORARY CARBON FILTER
 - 12 BUILDINGS - 2009 MASTERPLAN (REF 08/08/00364/FULMAJ)
 - 18 AUTOMATED FINISHED PRODUCT STORE (AFPS)
 - 19 PALLET STORE
 - 20 RECYCLING BUILDING
 - 21 IBC STORE
 - 23 LINE D BUILDING (BLENDING EXTENSION)
 - 24 LINES A,B,D & E COVERED INTAKE BUILDING
 - 25 TANK FARM CANOPY
 - 26 HOT HOUSE
 - 27 EXTENSION TO ENGINEERS STORE
 - 28 ENERGY CENTRE & FAN HOUSE
 - 29 LINE C INTAKE BUILDING
 - 29 IBC CLEANING BUILDING
 - 34 BIOFILTER OUTLET CHIMNEY
 - 34 INFRASTRUCTURE - 2009 MASTERPLAN (REF 08/08/00364/FULMAJ)
 - 31 BIOMASS MATERIAL STORAGE
 - 32 BIO BEDS
 - 33 EXTRACTION CORRIDOR
 - 33 BIOMASS FLUE CHIMNEY
 - 36 BIOLOGICAL TREATMENT TANKS
 - 37 CONTROL ROOM / ABOVE GROUND TANK
 - 38 TRANSFORMER / SWITCH ROOM
 - 39 YARD WATER COLLECTION
 - 40 ROOF WATER WETLAND AREA

PLOCKS FARM, BRETHERTON

GOLDEN ACRES GROUP LIMITED

RECORD OF PLANNING APPROVALS - BUILDING AND INFRASTRUCTURE

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Item 5	09/00867/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods And Whittle-le-Woods	
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	
Applicant	Wainhomes Developments	
Proposal	<p>The application relates to the erection of 14 detached and semi-detached houses on land to the rear of 243-289 Preston Road, Clayton le Woods. The scheme incorporates alterations to the access and improvements to Preston Road along with dedicated parking for the residents of Preston Road.</p> <p>Planning permission was granted in 2008 for 25 dwellings on the site including the same access arrangements as now proposed.</p> <p>The application site was originally a sand quarry and has been used more recently to accommodate garage accommodation. The site is not strictly considered a brownfield site as the site has had the opportunity to regenerate following the previous uses on the site.</p> <p>The proposal consists of two and three storey properties, nearly all of which will be four bedroom types. The three storey houses are the semi-detached three bedroom type which are located at the rear of the site.</p>	
Policy	<p>Chorley Borough Local Plan Review GN1, GN5, HS4, HS6, TR4, SPD – HDG Planning Policy Statements 1, 3, 23</p>	
Planning History	<p>02/01260/OUTMAJ- Outline application for residential development. Refused</p> <p>05/00888/OUTMAJ- Outline application for residential development. Refused</p> <p>07/00684/FULMAJ- Proposed 25 Residential properties, access alteration and provision of existing residents parking. Approved October 2007</p> <p>07/01355/FULMAJ- Erection of 27 residential properties, access alteration, and provision of existing residents parking. Refused April 2008</p> <p>08/00433/FULMAJ- Erection of 25 residential properties , access alteration and provision of residents parking. Approved July 2008</p>	
Consultations	<p>Parish Council – no objections</p> <p>United Utilities have no objection to the proposal subject to various conditions/informatives</p>	

Neighbourhoods – due to the nature of the processes carried out on the land (former quarry) there is a potential for ground contamination. Appropriate conditions should be attached to the permission to secure adequate steps are in place to deal with this.

Representations

One letter objecting to the proposal has been received stating that the development would spoil the light coming into their property, spoil the view and reduce the value of the house. The development would add to the traffic hazards in the area.

Applicant's Case

- Planning permission already exists on the site for residential development
- Access concerns have been overcome
- A low density scheme will complement the high density terraced development offering more variety of house types in the area.

Assessment

In accordance with Planning Policy Statement 3: Housing, land which was previously used for mineral extraction would fall to be considered as brownfield land, and as such the preferred choice for redevelopment, if provision for restoration has been made through the provisions of development control. The site subject to this planning application was formally a quarry however although the site has been cleared and levelled this was not part of a formal restoration process. The site has been left to regenerate itself and as such does not fall under the definition of brownfield land within PPS3.

Planning permission was granted for the erection of 25 dwellings on this site in July 2008. The current scheme has been designed to reflect a changed view of the local housing market.

The site covers 0.8 hectares and as such the erection of 14 dwellings results in a density of approximately 17.5 dwellings per hectare. This is below the guide figure of 30 dwellings per hectare set out in PPS3 but the point made by the applicant is valid in that a lower density scheme will complement the high density terraced houses that are next to the site and offer more choice in the local area.

There have been five previous planning applications at the site for the redevelopment of the site for residential dwellings. Both of the first two applications were refused. The first application was refused for three reasons which related to the oversupply of housing in the Borough, impact on highway safety and evidence that the scheme could be adequately accommodated on the site. The second application was solely refused on the impact of the development on the oversupply of housing in the Borough.

As such the issues relating to highway safety and creating an acceptable form of development for the site were overcome in respect of the second application.

The third and fourth applications were approved for the erection of 25 dwellings. The permissions are extant and could still be implemented.

Highway Issues

There is already access to the site in the form of an unadopted accessway located between 267 and 269 Preston Road. This

accessway serves the properties along Preston Road and there are informal parking areas located to the rear of the properties. As part of the development it is proposed to improve this accessway by creating a formal highway situation with tarmaced road surfaces and footways.

Alterations are to be made to Preston Road to serve the site, this includes the provision of a dedicated right turning lane in the middle of Preston Road to serve the site and a pedestrian refuge. The works to Preston Road will be subject to a separate legal agreement with the Highway Authority. The access arrangements have not altered since the previous approval and as such are considered acceptable. The scheme provides for the full standard of car parking spaces, additionally 8 dedicated car parking spaces will be provided behind the northern terrace for the residents along Preston Road.

Neighbour Amenity

The current scheme meets the council's interface distances in particular the blank side walls on plots 1,13 and 14 which are directly behind the houses on Preston Road, where there is a 15m distance to habitable room windows. The previously approved layout also had blank gables at similar distances away and this was not considered to result in an unacceptable degree of overshadowing.

Other Issues

There are steep slopes located adjacent to the site. To ensure that the slopes are stable and won't create further problems for the future residents or the existing residents a Grampian style condition will be attached to the recommendation requiring a geotechnical investigation prior to any development on site. This will investigate any risk of collapse and future problems which could occur with the commencement of the development. The investigation will also identify methods to ensure the stability of the slopes and the continued protection of the mature trees located at the top of the slopes.

Conclusion

The revised proposal uses the same access details as previously approved but reduces the number of dwellings to 14. This results in a lower density scheme with much larger plots which it is considered will complement the terraced houses adjoining the site and hence provide more variety and choice in the local housing market.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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

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

2. 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 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. 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.

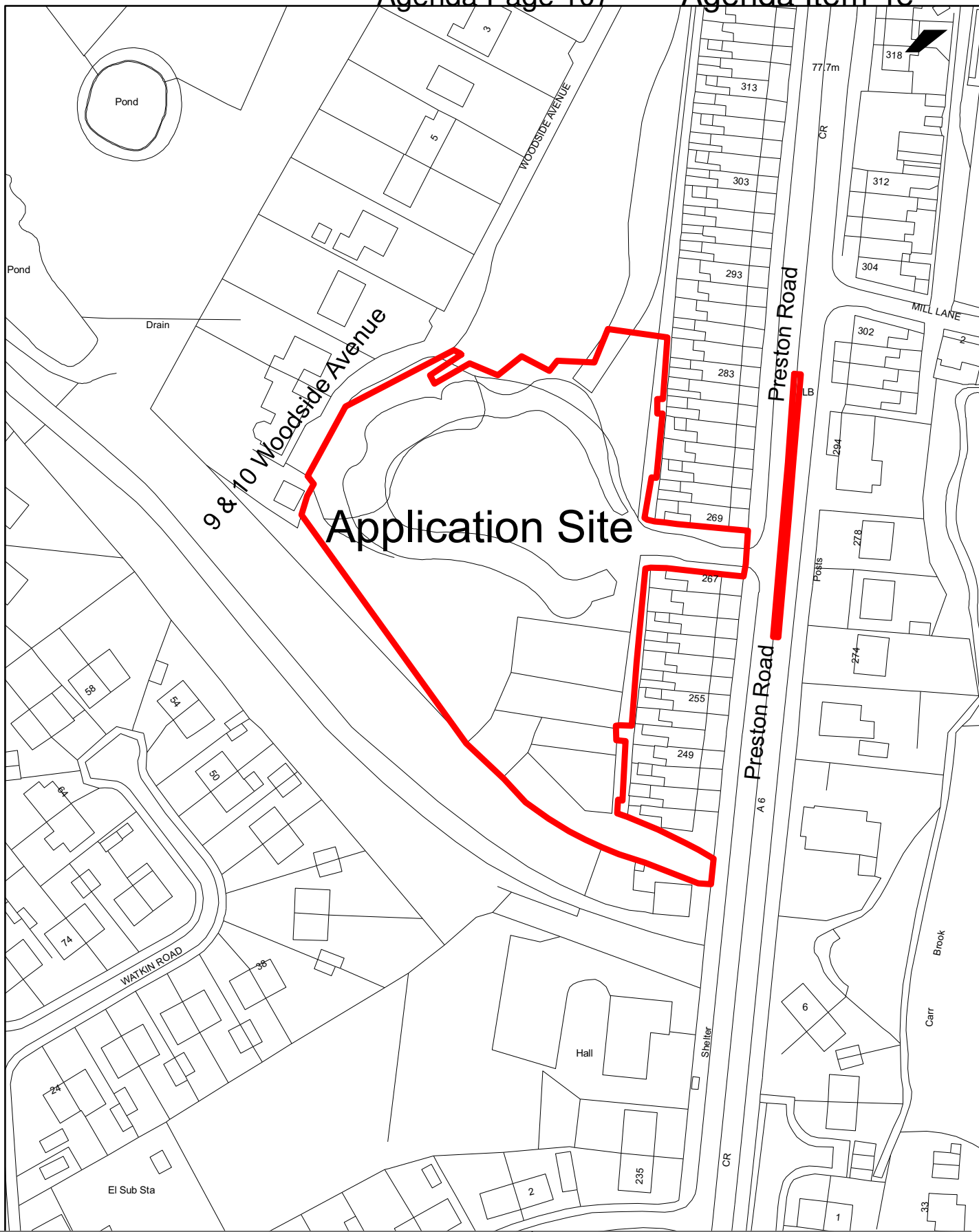
12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local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

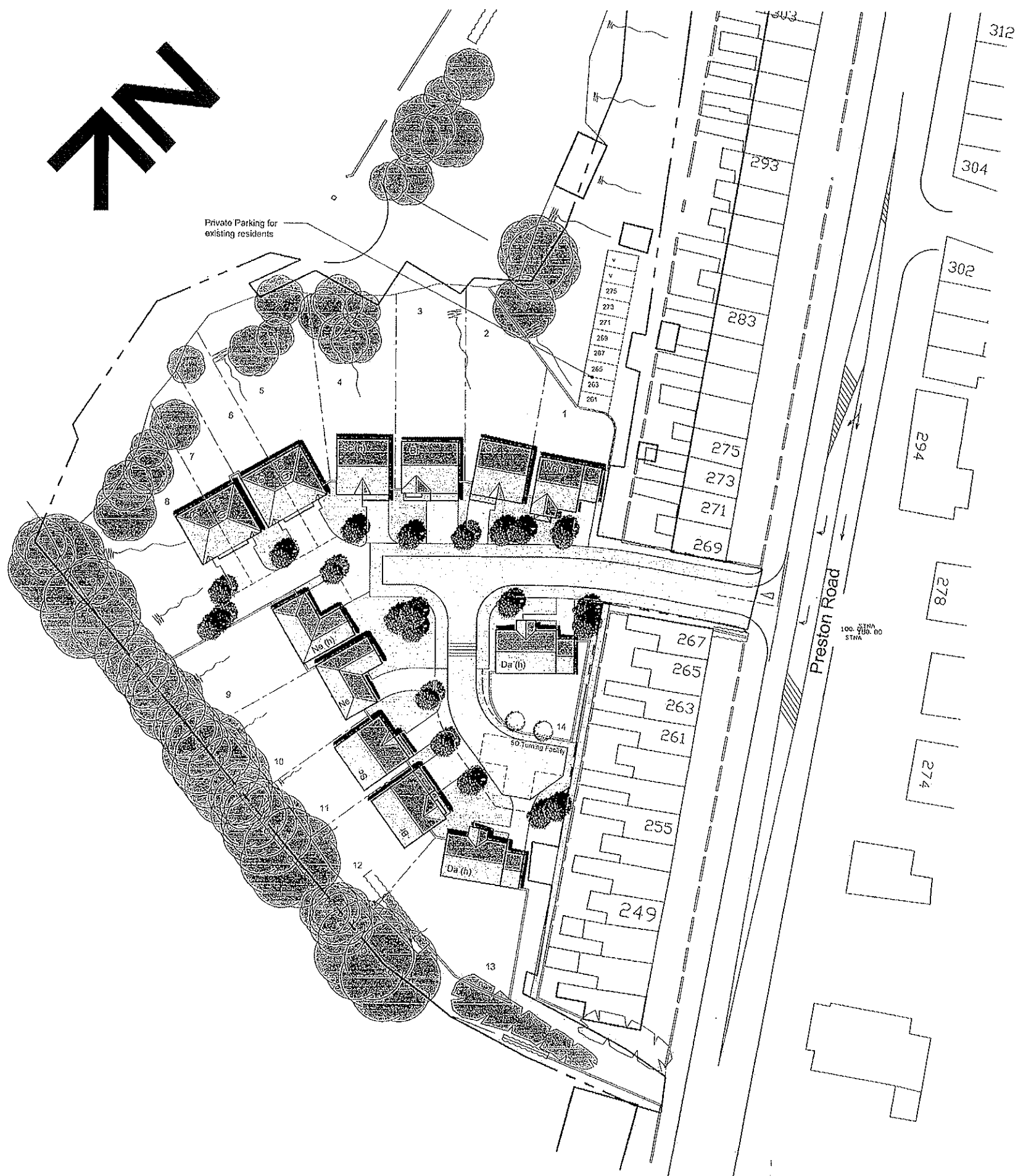
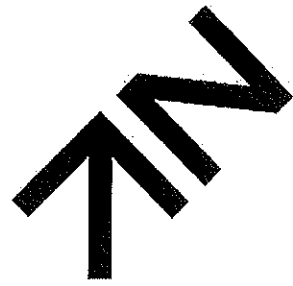
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review, Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25: Development and Flood Risk

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<p align="center">Lesley - Ann Fenton Director of Partnerships, Planning and Policy</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. 09/00867/FULMAJ</p>	<p>Grid Ref: E: 357864 N: 422057</p>	<p>Scale: 1:1,250</p>	<p align="center">5</p>

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general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
- 6 OCT 2009
T A

Schedule	No.
Wr Wren	1 - 4 bed 3
Sc Scott	3 - 4 bed 3
Br Brunel	2 - 4 bed 6
Ne Newton	2 - 4 bed 6
Ke Kenwyn	4 - 3 bed 6
Da Davy	2 - 4 bed 6
TOTAL	14

KEY / ENCLOSURES

- 1.8m high screen wall
- 1.8m high close boarded screen fence
- 0.9m high post and rail fence
- Trees to be removed
- Existing trees to be retained
- Indicative planting
- Denotes shared access
- (h) Denotes units plotted opposite hand.

Rev.	Date	TGH	Description
A	03/09/09	TGH	Plan amended following client's comments



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tel: 01772 774510 fax: 01772 774511 mck@mckpartnership.co.uk

Project:
Preston Road, Whittle Le Woods.

Drawing Title:
Proposed Site Layout.

Drawn: TGH	Checked:	Scale: 1:500	Date: 04/09/09
Job No: 07/170	Drawing No: AL-005	Rev: A	

Drawn: TGH, Checked: TGH, Date: 04/09/09, Scale: 1:500, Job No: 07/170, Drawing No: AL-005, Rev: A

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DESIGNER:
DATE: 15/10/2008
PROJECT NO: 001
SHEET NO: 1 OF 1

Rev	Description	By	Date
C	POSITION OF SUBJECT PROPOSED DEVELOPMENT HAS CHANGED AND I PROPOSE TO RESET THE LAYOUT FOR THE ROAD TO BE 25M WIDER	TDH	24/10/08
B	REVISIONS MADE TO THE PLAN TO REFLECT THE CHANGES TO THE ROAD AND TO THE PROPOSED DEVELOPMENT	TDH	14/10/08
A	REVISIONS MADE TO THE PLAN TO REFLECT THE CHANGES TO THE ROAD AND TO THE PROPOSED DEVELOPMENT	TDH	09/10/08

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MR. A. BRADSHAW
CHOLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING SECTION
- 9 OCT 2008 -
09 067

Job Title:
**PROPOSED RESIDENTIAL DEVELOPMENT
OFF A6, WHITTLE LE WOODS**

Drawing Title:
**PROPOSED REVISION TO
SITE ACCESS AND TRAFFIC
MANAGEMENT**

Original Scale	Drawn	Checked	Authorised
1:250	HJC		
Date: ./. .	Date: ./. .	Date: ./. .	Date: ./. .

Drawing Status		
Job No.	Drawing No.	Rev.
	AL(00)-001	C

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Item 6	09/00739/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods And Whittle-le-Woods	
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 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods	
Applicant	Redrow Homes (Lancashire) Ltd	
	2 letters of objection have been received. Consultation expiry: 19th November 2009 Application expiry: 12th January 2010	
Proposal	<p>The application relates to the construction of 110 detached dwellings at the site referred to as Group 4 North, Buckshaw Village. Group 4 North is located along the eastern boundary of Buckshaw Village between Dawson Lane and Buckshaw Avenue.</p> <p>Outline planning permission was granted to BAE Systems at the site in March 2008 and related to the erection of 102 dwellings. The site has subsequently been sold to Redrow Homes who have submitted this application which also incorporates some of the land originally granted outline planning permission as part of the whole Buckshaw Village hence why 110 dwellings are now proposed for the site. This full application is a new application which does not rely on the outline approval however the grant of outline approval at the site is a material planning consideration when considering this proposal as the permission is still extant.</p> <p>The site is 8.41 hectares in size which equates to approximately 13 dwellings per hectare. The net density (excluding the three areas of public open space and highway infrastructure) is 14 dwellings per hectare. The proposal incorporates the erection of 48 four bedroom dwellings, 55 five bedroom dwellings and 7 six bedroom dwellings with a mix of integral/ detached two to three car garages.</p>	
Summary	<p>The redevelopment of this site has previously been established with the grant of outline planning permission in 2008. The main issues for consideration in respect of this site relate to the Green Belt allocation, the impact on the setting of the Listed Buildings and affordable housing. As set out within the report it is considered that the proposals accord with National, Regional and Local Planning Policy and as such are acceptable.</p>	
Planning Policy	<p>Planning Policy Statement 1: Delivering Sustainable Development Planning Policy Statement 3: Housing Planning Policy Statement 23: Planning and Pollution Control Planning Policy Statement 25: Development and Flood Risk</p>	

Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment

North West Regional Spatial Strategy:

Policy DP1: Economy in the Use of Land and Buildings
 Policy DP3: Quality in New Development
 Policy UR7- Regional Housing Provision
 Policy UR9- Affordable Housing
 Policy ER5- Biodiversity and Nature Conservation.

Chorley Borough Local Plan Review 2003:

GN2- Royal Ordnance Site, Euxton
 GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
 DC1- Development in the Green Belt
 DC6- Major Developed Sites in the Green Belt
 EP4- Species Protection
 EP9- Trees and Woodland
 EP10- Landscape Assessment
 HS4- Design and Layout of Residential Developments
 HS8- Local Needs Housing in Rural Settlements excluded from the Green Belt
 TR1- Major Development- Tests for Accessibility and Sustainability.
 TR4- Highway Development Control Criteria
 TR18- Provision for Pedestrians and Cyclists in New Developments

Planning History

00/00717/FUL: Engineering operations comprising building decontamination and demolition. Approved October 2000

07/00402/CTY: Land reclamation and remediation earth works to create a development platform and enhance recreational space provision. Approved September 2007

07/00953/OUTMAJ: Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment. Approved March 2008.

09/00454/TPO: Pruning of Oak tree in Buchshaw Village Area G4 North. Approved August 2009

09/00585/FULMAJ: Erection of 110 dwellings with associated highway 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. Withdrawn

The following planning history relates to the Buckshaw Village development:

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

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

05/00523/REMMAJ: Formation of phase 1 of link road to serve

residential development. Approved

05/00525/REMMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMMAJ). Approved

Applicant's Case

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

- The acceptability of the principle of residential development on the site has been established by the virtue of the granting of outline planning permission 07/00953/OUTMAJ
- The redevelopment of GRP4N will support and the strengthen the concept of a self-sustaining urban village
- In terms of the criteria to guide redevelopment on Major Developed Sites in the Green Belt the impacts on openness and visual amenity will be positive and, in tandem, environmental renewal will be brought forward

Representations

Whittle le Woods Parish Council have no comments to make

2 letters of objection have been received raising the following points:

- Impact on setting of Listed Building
- Loss of privacy
- Extending garden areas into the Green Belt
- 2.5/3 storey dwellings proposed close to Listed Buildings
- No natural barriers between site and Listed Building

Consultations

United Utilities have no objection subject to various conditions/informatives

The Council's Conservation Officer has commented on the impact of the Development on the adjacent Listed Building. He has no objection to the proposals

Lancashire County Council (Highways) have no comments to make

Lancashire County Council (Planning Obligations) have commented

The Environment Agency have no objection subject to various conditions/informatives

Lancashire County Council (Ecology) have commented on ecological impacts arising from development of this site and additional opportunities for the delivery of enhanced biodiversity.

Natural England have commented on the application

Assessment

Principle of the Development

The principle of redeveloping the main part of the site, known as Group 4 North, was established with the grant of outline planning permission in March 2008. A small portion of the site (0.4 hectares) forms part of the main Buckshaw Village development. The principle of redeveloping this part of the site was established with the grant of outline planning permission for the Village in 1997 (subsequently amended in 2002).

Major Developed Site in the Green Belt

The site is designated as a Major Developed Site in the Green Belt. In accordance with PPG2: Green Belt redevelopment of major developed sites is considered acceptable on the proviso that the proposal does not have a materially greater impact on the openness of the Green Belt than the existing use, the development is in scale and keeping with the main features of the landscape and the development does not exceed the height of the existing buildings.

When the original outline planning application was considered at this site in 2007 an assessment of the previous and existing buildings on site was made which demonstrated that the footprint of the new residential development on the site (including garages) was lower than the original footprint and the ridge heights were lower. However the development did occupy the whole site compared to the original development which retained open areas.

The site is now however a flat and undeveloped site with no existing buildings or evidence of previous buildings/ structures on the site. The submitted planning statement sets out the previous footprint of the site. PPG2 does enable demolished buildings to be taken into account when considering the footprint however at the time of the 2007 application it was clear that the buildings/ structures had been demolished pending a decision about the redevelopment of the site.

This application is not accompanied by a detailed record of demolished buildings/ structures, including when and why the buildings were demolished, which has been agreed with the Local Planning Authority however planning permission was granted in October 2000 (00/00717/FUL) for engineering operations comprising building decontamination and demolition across the Royal Ordnance Site which included this site.

The planning application included the footprints of the buildings and the heights of the buildings and was considered to be a suitable record in line with the PPG2 requirements.

The combined area of building footprint and blast structures/ mounds which previously existed on the site equated to approximately 2.59 hectares. The proposed 110 dwellings and associated garage accommodation will create a footprint of 1.42 hectares. The previous application proposed the erection of 102 dwellings which occupied a footprint of 1.24 hectares (including garages). The proposed development only occupies a slightly larger footprint than the previous approval on the site and is still below the previous footprint of built development on the site.

The height of the factory buildings which originally existed on the site ranged between 2m and 16 metres. The proposed development incorporates the erection of 2 and 2.5 storey dwellings with a maximum ridge height of 10 metres which ensures that proposed dwellings will not exceed the height of the previous buildings on the site.

The development is considered to be acceptable in respect of the major developed site as it is not considered that the proposal will have a materially greater impact than the previous use on the openness of the Green Belt and the proposed dwellinghouses will

not exceed the height of the previous buildings on the site.

The development represents a low density development which is below the recommended minimum of 30 dwellings per hectare set out in PPS3: Housing. However due to the nature of this Green Belt location it is considered that a low density development will be more in scale and keeping with the surrounding landscape and would enable to retain an open, rural feel which easily integrates into the surroundings.

Layout and Design

This application is a full planning application for the erection of 110 detached dwellings on the site. The proposed properties range between 4, 5 and 6 bedroom dwellings within 2 and 2.5 storey dwellings. This is split between 48 four bedroom dwellings, 55 five bedroom dwellings and 7 six bedroom dwellings with 63 two storey dwellings and 47 2.5 storey dwellings.

The density is very low for this scheme however this is considered to be the most appropriate density for this site. In accordance with PPS3 Local Authorities can agree densities lower than the suggested 30 dwellings per hectare when the scheme will achieve high quality, well designed housing in a sustainable location, close to open space and where the scheme creates a distinctive character which relates well to its surroundings.

The scheme proposes the erection of high quality large detached dwellings. The developers, Redrow Homes, have developed a bespoke range of house types for this parcel of land which will be distinctive from the other Redrow dwellings found on Buckshaw Village. The site will be served by buses which have a proposed route along the loop road which serves the site and incorporates informal open space along with adequate gardens for family dwellings. It is considered that a low density development respects the Green Belt location by retaining an open feel whilst providing a new and distinctive house type within the Village.

The scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected. There are a couple of properties where the required spacing distances are not achieved in particular where there are level differences between the finished floor levels of the proposed dwellings. However the applicant has been made aware of the plots of concern and the scheme can be amended satisfactorily to protect the amenities of the future residents.

Highways and Parking

The Highway Engineer at Lancashire County Council has confirmed that he has no highway comments to make on this application. He has also confirmed that as a result of several meetings, the plans now submitted have had several amendments to make the roads suitable for adoption. As such the proposal is considered to be acceptable from a highway safety perspective.

The scheme incorporates a mix of four, five and six bedroom dwellings. In accordance with the North West Regional Spatial Strategy draft parking standards dwellinghouses with in excess of 4 bedrooms require a minimum of 3 off road parking spaces. The proposed scheme achieves off road parking in the form of

detached garages, integral garages and driveway space. In accordance with Manual for Streets for a garage to be considered as a parking space (and to ensure both a car can be accommodated whilst providing storage space) the garage should measure 6 x 3 metres (single garage). The applicant has confirmed that where the garage proposed is required in order to meet the minimum 3 off road parking spaces the dimensions of the garages accord with Manual for Streets however where sufficient parking is provided without counting the garages then the proposed garages measure 5.5 metres by 5.5 metres.

Additionally where driveway space is provided in front of the garage a minimum of 6 metres is retained to ensure a car can be parked clear of the highway whilst the garage door is open. It is considered that the proposed scheme provides adequate parking for the size and number of dwellings proposed.

When the loop road which serves this site (05/00523/REMMAJ and 05/00525/REMMAJ) was approved the scheme incorporated grassed area, shrub planting and tree planting between the footway, Group 4 North and the residential parcels (Group 4 North was still operational when the loop road was considered and not an allocated residential parcel within the original Buckshaw Masterplan.) The proposed development of Group 4 North and the small piece of land which formed part of the original Buckshaw Village approval proposed to amend this landscaping.

The proposals however incorporates tree planting, shrub planting and grassed areas along the highway and it is considered that the proposes landscaping will achieve the landscaped visual appearance originally envisaged whilst incorporating appropriate development of the site.

Open Space Provision

Due to the previous use of this site any redevelopment requires remediation of the site. An application was submitted to Lancashire County Council in 2007 for remediation which was approved and the site has been remediated. A number of trees on the site required removal as part of the remediation works however a number of trees were considered worthy and capable of retention and these trees have been protected by a Tree Preservation Order to ensure their continued retention. (Tree Preservation Order 3 (Whittle le Woods) 2007)

As part of the open space provision on the site it is proposed to form an informal area of Public Open Space within the trees which will be retained. In addition to this a small area of open space will be provided within a central location on the site and will form a Village Green area.

In accordance with Policy HS21 of the Adopted Chorley Borough Local Plan developments of over 100 units are required to provide 630 square metres of equipped play space, 1140 square metres of informal open space and 4260 square metres of playing field provision.

The informal open space will be provided on site. When the previous application was approved the associated Section 106 Agreement incorporated a payment of J310,000 for the provision

of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area. This will ensure the provision of off site play space.

The management of the open space areas on the site will be dealt with by the private management company who will manage the site.

Ecology

The main ecological impact on this site was during the remediation works. As part of the remediation application ecological surveys of the site were undertaken which included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement was entered into with Lancashire County Council relating to mitigation/compensation for ecological impacts. In addition to this the great crested newts mitigation measures will be monitored under a DEFRA Licence.

The Ecologist at Lancashire County Council (LCC) and Natural England have been consulted on this application. The LCC Ecologist has confirmed that he understands that the mitigation/ compensation measures for ecological impacts arising from the development were addressed as part of the County application. He has confirmed that the proposed public open space within the development may provide opportunities to enhance biodiversity and has recommended a guidance note in respect of the landscape proposals.

Natural England has confirmed that the proposals will not impact on nationally or statutory designated sites however there is the potential to impact on great crested newts. The submitted report identifies a large/ medium population of newts to the east of the site. The site however has already been subject to great crested newt mitigation under a Natural England licence and there is a newt barrier along the boundary of the site.

Following a recent High Court judgement it is clear that the Council has a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:

- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
- (b) there must be no satisfactory alternative and
- (c) favourable conservation status of the species must be maintained.

This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.

The impact on great crested newts was addressed as part of the remediation application which led to a Licence being issued by Natural England and a newt fence being erected. Natural England have commented that they are not sure whether the fence is still in place or whether the licence has been extended however a licence will be required from Natural England for any operations

which affect a protected species. The LCC Ecologist has not raised any concerns in respect of protected species and it is considered that the methods in place, agreed as part of the remediation application, will ensure a favourable conservation status of great crested newts. As such it is considered that the requirements of the Habitats Directive have been addressed.

Impact on the Neighbours and setting of the Listed Buildings

There are two immediate neighbours to the site, Jones Farm and Sibberings Farm, both of which are Grade II Listed Buildings. Both of these properties were, until recently, unoccupied derelict properties. However the buildings have been sold and are being renovated into single dwellinghouses. Due to the proximity of the proposed development to the Listed Buildings there is a requirement to ensure that the setting of these buildings is preserved.

Concerns have been raised by both owners of these properties in respect of the impact of the development on the setting of the Listed Buildings. The owner of Jones Farm has concern over the proximity of the proposed dwellings to the Farm. The closest property is the property on plot 3. Additional screen planting has been incorporated along the boundary of this plot to respect and reduce the impact on the setting of Jones Farm. The planting includes Hawthorn and Cherry trees which will provide a suitable screen. The adjacent neighbour was also concerned with the proposed house type on this plot. The Conservation Officer had similar concerns, the originally submitted scheme incorporated a contemporary designed dwelling on this plot and it was advised that a house type from the 'Heritage Collection' would be more compatible with its immediate neighbours. As such the scheme has been amended to incorporate a 'Blenheim' house type on this plot which is a two storey five bedroom dwelling from the Heritage Collection.

It is considered that the amendments to the house type and boundary treatment ensure that the proposals will preserve the setting of Jones Farm.

The owner of Sibberings Farmhouse has raised concerns that the proposal will extend the development, the garden areas, up to the boundary of the Listed Farmhouse. The original proposals used the banking as a natural barrier. Additionally the property on plot 61 will be 2.5 stories which will impact on the privacy of Sibberings Farmhouse. The owners consider that encroachment onto this green belt land is not necessary as the Village is large enough to accommodate the properties without encroachment.

The Council's Conservation Officer has commented that he is happy that the proposal now includes additional planting to protect the setting of Sibbering's Farm and has requested that mature specimens are planted to ensure that the screening provided is advantageous to the current occupants of both Sibberings and Jones' Farm. The planting along this boundary includes Alder, Ash and Oak Trees. When the previous application was considered the scheme included a 10 metre buffer planting strip along the boundary of the site with Sibberings Farm. This proposal incorporates a buffer planting strip however it is not 10 metres wide and the applicant has been advised to increase this planting strip. Conditions are attached to this recommendation requiring full

details of the landscaping to be submitted along with the inclusion of more semi-mature specimens along the boundaries with the Listed Buildings. With the proposed screen planting it is not considered therefore that the proposals will adversely impact on the setting of Sibberings Farmhouse.

The neighbour is also concerned about gardens extending up to the common boundary. The previous scheme did not demonstrate the gardens extending into the planting areas adjacent to the farmhouse however this scheme proposes that the properties on plots 61- 63 and plots 75 & 76 include the planting areas within their curtilages.

The curtilages of these properties are proposed to extend up to the boundary of the site which will create very large garden areas. It is considered that large gardens are in keeping with the character of the large detached properties proposed and retain an open feel within this green belt location.

The proposed curtilage of plot 61 will include trees which are protected by a Tree Preservation Order. Any works to these trees will require permission from the Council. It is considered that by including these trees within the curtilage of the property the future owner will have responsibility for maintenance. If this area of land was not included within the property curtilage management and maintenance would fall to the Management Company responsible for the site which could create accessibility problems due to the relatively restrictive size of the piece of land. The proposed dwelling on plot 61 is a 2.5 storey five bedroom detached dwellinghouse which is located over 30 metres from the boundary with Sibberings Farmhouse. It is considered that due to the distance retained, the protected trees which will be retained and the fact that Sibberings Farmhouse is at a higher land level than the site the proposed dwelling will not create loss of privacy to the detriment of the neighbours amenities.

It is proposed to incorporate the proposed buffer planting into the curtilages of plots 62-63 and 75-76. Similar to above this would ensure that the planting is the responsibility of the future house owners and removes an area of land from the responsibility of the management company which has the potential to create future access problems for management and maintenance. The proposed conditions which will require more semi-mature tree specimens in this location along with mechanisms to prevent their removal.

It is not considered that the proposals will adversely impact on the amenities of the occupiers of Sibberings Farmhouse and will preserve and enhance the setting of the Listed Building. As such are considered to be acceptable.

Affordable Housing

This site is within the Green Belt. When the development of this site was initially considered it was treated as somewhat of a 'hybrid' site due to the fact that there are no specific affordable housing planning policy within the Local Plan which relates directly to the site. The Council has specific planning policy relating to sites within rural settlements, Policy HS8, however this site is not located within a rural settlement.

The Council's minimum requirement is 20% affordable housing extending up to 100% for sites considered under Policy HS8. It was considered that due to the green belt designation of this site it was appropriate to require 30% affordable housing provision. It has also been accepted that the affordable housing will be provided off site as the proposed scheme incorporated large dwellings for which there is only a limited affordable housing need within the Borough. On a scheme of 100 dwellings this would achieve 30 affordable units and the previous S106 included a commuted sum payment of J2.5 million which it was calculated would provide 15 rented units and 15 shared ownership/intermediate accommodation. This was, however, agreed prior to the completion of the Council's Housing Need Survey.

The current land owners, Redrow Homes, wish to provide units rather than a commuted sum payment as originally agreed and the Section 106 Agreement below sets out the proposed obligations. The offer achieves 30 units which equates to 30% of Group 4 North (although this application is for 110 dwellings this is only achieved by incorporating part of the original Buckshaw Village site which has a separate S106 Agreement for which further obligations on this part of the site cannot be requested). It is considered that the proposals are acceptable in terms of planning policy and achieve an acceptable proportion of affordable houses for this 'hybrid' green belt site.

Section 106 Agreement

As with the previous application this application has an associated Section 106 Agreement. The previous agreement included a commuted sum of J2.5 million towards affordable housing which would be split into three payments based on trigger dates which related to the occupation of dwellinghouses. The S106 also included a payment of J310,000 towards the provision of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area.

Redrow Homes have purchased the site from BAE Systems, who were originally granted outline planning permission for the site, and they wish to amend the S106 Agreement. Through negotiations it has been agreed that the S106 will include:

- The provision of 15 rented affordable units (7 two bed houses and 8 three bed houses) on Parcel I, Buckshaw Village these will be provided up front and passed over to the RSL within 18 months of signing the agreement.
- The provision of 15 intermediate affordable units to be provided at a later date (In the event that an RSL is not willing to take these intermediate affordable houses the properties will be sold at 80% OMV and the leasehold of the property will be gifted to either the Council/ RSL with the 20% discount held in perpetuity which meets the Council's definition of affordable housing)
- J310,000 Community Facilities commuted sum (indexed linked) towards the provision of community facilities, playing fields and towards the provision and maintenance of an equipped children's play area. This will be paid in accordance with the following triggers: J103,000 on occupation of 20 properties, J103,000 on occupation of 40 properties and J104,000 on occupation of 50 properties.

It is considered that the above obligations will secure the same

number of affordable units which the previous agreement envisaged whilst providing 15 rented units up front.

Lancashire County Council (Planning Contributions) have requested a figure of J553,021 commuted sum towards education, waste management and public art. These figures are derived from LCC's Planning Contributions document which the Council have not signed up to. There is no justification for these figures and it is not considered that the request meets the tests of Circular 05/2005 in respect of planning contributions.

Landmark Building

The piece of land which is included within this application and was approved as part of the outline planning approval for the main Buckshaw Village Site is identified as a location for a landmark building within the approved residential design code for the Village.

These locations are indicative and suggest a building/ buildings to reflect the history and future of the village with a housing density range of 25-50 dwellings per hectare ranging in height from 1-4 storeys.

The proposed scheme incorporates a mix of houses on this part of the site. The parcel of land is relatively small and by incorporating it into the redevelopment of Group 4N this produces a more comprehensive development. It is not considered that a landmark building within this location will respect the character of the green belt or integrate well into the surrounding development. As such although this site was indicatively identified for a landmark building it is not considered necessary taking into account the proposed surroundings.

Sustainable Resources

When the previous outline planning approval was granted the Council did not have an adopted Policy in respect of sustainable resources however the Section 106 Agreement associated with this site required the Developers to demonstrate the predicted energy use of the development in terms of carbon emissions and to demonstrate how energy efficiency will be addressed.

To discharge this clause Redrow Homes produced an Energy Efficiency Statement which was submitted to the Council. This document was considered adequate to address the S106 Clause and this recommendation includes a condition requiring compliance with this approved document.

Conclusion

The redevelopment of the site for residential purposes was established with the grant of the previous outline planning approval. The form of the development is considered to be acceptable in this Green Belt location and it is not considered that the proposal will adversely impact on highway safety or the setting of the nearby Listed Buildings. As such the scheme is considered to be acceptable.

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

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

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

2. 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 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. Prior to the commencement of the development a scheme for the provision and implementation of a surface water regulation system 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 plans.

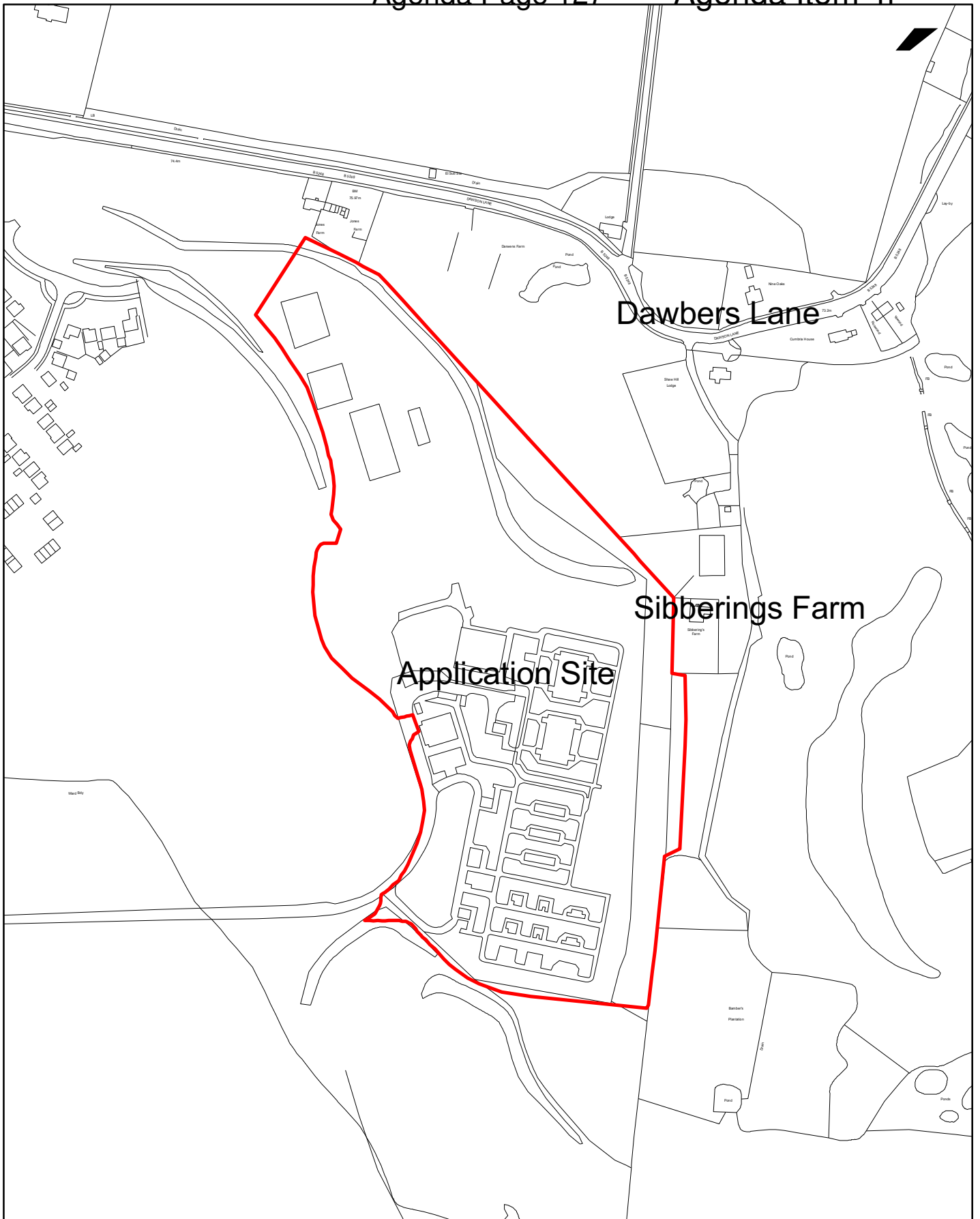
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk

16. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17th 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.



<p>Lesley - Ann Fenton Director of Parterships, Planning and Policy</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. 09/00739/FULMAJ</p>	<p>Grid Ref: E: 357102 N: 420764</p>	<p>Scale: 1:3,500</p>	<p>6</p>

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CHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY PLANNING DEPARTMENT
 25 SEP 2009
 THIS IS THE PLAN REFERRED TO IN
 APPLICATION NO. 09 339

A1

REF.	TYPE	STOREY	GARAGE	SUB. TOTAL
TROON	4 bed detached	2	detached double	19
MURFIELD	4 bed detached	2	detached double	12
BELFRY	5 bed detached	2.5	detached double	24
TURNBERRY	4 bed detached	2	detached double	16
CARNOUSTIE	5 bed detached	2.5	detached double	16
SUNNINGDALE	5 bed detached	2	detached double	5
WENTWORTH	5 bed detached	2	integral double	9
GLENEAGLES	5 bed detached	2.5	detached triple with room over	7
TOTAL				110

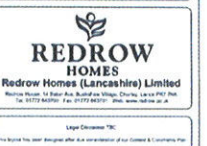
REF.	No.	Footprint	Sub. Total
TROON	19	88.26	1676.94
MURFIELD	12	101.06	1212.96
BELFRY	24	83.08	1993.92
TURNBERRY	16	102.91	1646.56
CARNOUSTIE	16	88.83	1599.94
SUNNINGDALE	5	109.95	549.75
WENTWORTH	9	165.35	1488.15
GLENEAGLES	7	106.39	744.73
DOUBLE GARAGE	79	35.25	2399.75
QUAD GARAGE	7	60.50	423.50
STUDIO GARAGE	8	65.49	523.92
TOTAL			14249.12 sq. m.



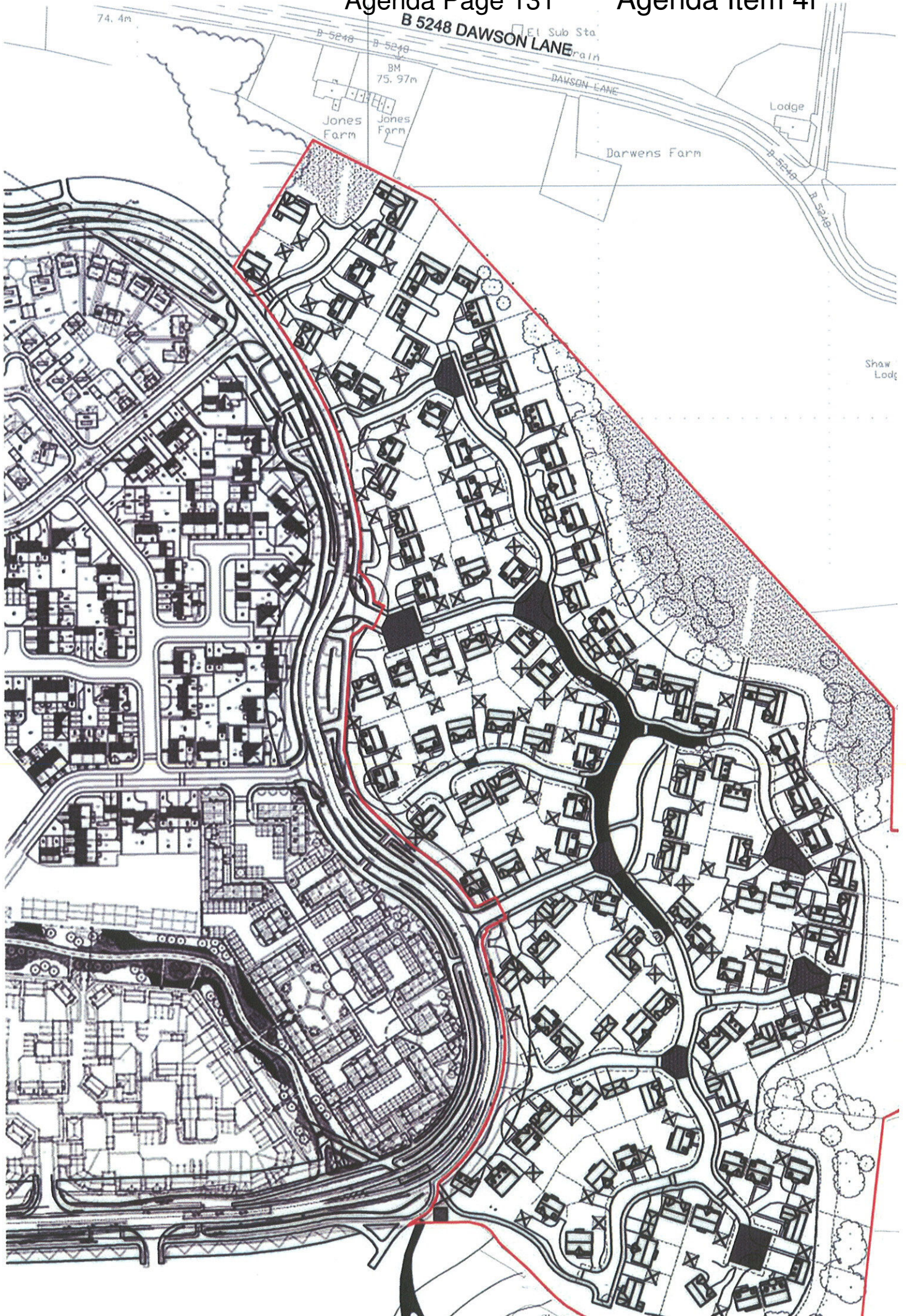
A B&B BC Amendment ABC
 No. Date Author

TEXT

Group: **GROUP 4 NORTH**
 Location: **BUCKSHAW VILLAGE CHORLEY**
 Working Title: **Sandy Lane**
 Planning Type: **PROPOSED SITE LAYOUT**
 Planning Ref: **BVG4N-P01**
 Author: **ASL@LMD** Date Issue: **2009 03 26**
 Drawn by: **ASL** Date: **2009 03 26**



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Item 7 **09/00996/OUT** **Refusal of Outline Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Euxton South**

Proposal **Erection of detached bungalow style residence**

Location **Fairview Runshaw Lane Euxton Chorley PR7 6EX**

Applicant **Mr Kevin Joyce**

Proposal This application is being reported to the Development Control Committee as the applicant is Councillor Kevin Joyce.

The application has been submitted in outline format with all matters reserved. The site is in the Green Belt and is to the rear of Fairview which is a detached bungalow fronting onto Runshaw Lane, Euxton. Access to the site would be taken from Dawbers Lane onto which the proposed dwelling would front.

The erection of a detached bungalow is proposed on land to the rear of Fairview which is presently a sand paddock with a stable building to the rear. The bungalow would have a dormer style roof with an overall height of 6.5 to 7m. Vehicular and pedestrian access will be taken off Dawbers Lane.

Fairview forms part of a small cluster of approximately 30 residential properties of varying age and design most of which sit on generous sized plots. The majority of these properties front onto either Runshaw Lane or Dawbers Lane.

Summary

The site, to constitute a 'rural infill plot' has to meet the tests set out in Policy DC4 of the Local Plan Review which states that the existing buildings should form a clearly identifiable small group, the plot lies within the group, with buildings on either side, and its development will not extend the group and the proposal would compliment the character and setting of the existing buildings. However, in this case, the application site is not considered to meet the Policy DC4 tests and does not therefore represent a 'rural infill plot'. On this basis, the principle of the development is not considered to be acceptable.

With regards to the impact of a dwelling on the character and appearance of the locality, as the principle of the bungalow is not considered to be acceptable in that it does not comply with Policy DC4, the proposal is considered to be inappropriate development and no 'very special circumstances' have been forwarded in support of the application that outweigh the harm caused by way of inappropriateness.

In terms of neighbour amenity, it is not considered that a detached bungalow would harm the living conditions of the occupiers of the adjacent properties so there are no objections to the proposal on these grounds.

With regards to highway safety, a layout plan has been requested to demonstrate adequate off road parking and turning space. However, the main issue is the visibility splay requirements. The proposed site plan shows visibility splays of 2.4m by 120m in either direction. However, to the west, the visibility splay crosses third party land which is not within the applicant's ownership so cannot be controlled. However, the comments of LCC (Highways) have yet to be received so they will be reported in the Addendum.

Planning Policy

National Polices:

PPG2: Green Belt

Chorley Borough Local Plan Review:

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

DC4: Rural Infilling

EP9: Trees and Woodlands

EP18: Surface Water Run Off

HS4: Design and Layout of Residential Developments

HS6: Housing Windfall Sites

HS21: Playing Space Requirements

TR4: Highway Development Control Criteria

Planning History

There is no recent planning history on this site.

Applicant's Case

The applicant asserts the following in support of the proposal: -

- It is believed that the application falls within an established group of residences forming the small settlement of Shaw Green.
- You will be aware that planning permission has recently been granted, again for the erection of a bungalow, nearby in the garden of West View, Runshaw Lane.
- In addition there are other examples within the borough where similar permissions have been granted and of course other neighbouring sites have been more intensively developed by allowing former small bungalows to be demolished and replaced with much larger two storey dormer bungalows.

Representations

To date, no representations have been received from local residents. If any are received, they will be reported to Members in the Addendum.

Consultations

The Council's **Waste and Contaminated Land Officer** recommends a condition requiring a ground condition report to be carried and proposed mitigate measures where necessary.

Any further consultation responses received will be reported in the Addendum.

Assessment

Principle of the Development

The site is in the Green Belt wherein a new single dwelling is not normally granted planning permission. Policy DC4 of the Chorley Borough Local Plan sets out the criteria that an infill site must meet in order for the 'principle' to be considered acceptable. The preamble to this Policy states that infilling of a small gap by a single dwelling in an existing group of buildings may be

acceptable providing the character of the countryside is not adversely affected.

The applicant refers to a site further along Runshaw Lane that was granted planning permission last year at West View (Ref No. 09/00129/OUT) which was considered to be an infill plot thus meeting the tests set out in Policy DC4.

However, the characteristics of the West View site are distinctively different to the characteristics of the application site. The site at West View has bungalow type properties on either side and they are parallel with the footprint of the approved bungalow forming a linear group of properties fronting onto Runshaw Lane. In this case, the site met the requirements of Policy DC4 in that the existing buildings form a clearly identifiable small group, the plot lies within the group, with buildings on either side, and its development will not extend the group and the proposal would compliment the character and setting of the existing buildings.

The application site is inherently different to the 'West View' site in that, due to its size and position to the rear and east of Fairview, the site is more open in character although the plot does sit within a small group of dwellings and there are buildings on either side of it but there is a substantial distance of approximately 30m to Fairview which is not parallel to the proposed bungalow. Also, whilst the front of the proposed bungalow would roughly line through with the front of Woodville, the property to the east, it would sit forward of Fairview by approximately 10m which fronts onto Runshaw Lane and not Dawbers Lane so it would extend the group of dwellings by virtue of its location. It should also be noted that Fairview is positioned at 90° to the plot whereas the permitted infill bungalow at West Views sits in line with the properties either side which are also much closer.

On the basis of the above, it is not considered that the site constitutes a rural infill plot due to its open character, its relationship with Fairview and because the bungalow would extend the group of dwellings. Moreover, the frontage presented to Dawbers Lane cannot be considered substantially built up so a dwelling on the site would, by virtue of the above reasons, harm the open and rural character of the countryside. The proposal does not therefore meet the requirements of Policy DC4.

Green Belt

As the principle of the development is not accepted in that the proposed development does not accord with Policy DC4 as a rural infill plot, any 'very special circumstances' forwarded in support of the application must be considered that may outweigh the harm caused by the proposal, which is by definition inappropriate development. However, the applicant has not specifically made mention of 'very special circumstances' in the supporting documentation as the applicant's assertion is that the site represents an infill plot although it is stated that the applicant's mother-in-law would reside in the bungalow.

The harm by way of the inappropriateness of the development in the Green Belt is not therefore outweighed by any 'very special circumstances' hence the proposal is contrary to Policy Nos. DC1 and DC4 of the Local Plan and PPG2.

Neighbour Amenity

The property to the east is a modern rebuilt bungalow which has a window in its side elevation which according to the approved plans for the property (01/01014/FUL) serves a study/games room. The proposed bungalow will be sited approx. 10m from this window which given a bungalow is being proposed, is considered to be an acceptable relationship. To the rear of the bungalow is a stable building then the site boundary which is approx. 26m away which is over and above the normal 10m distance required.

On this basis, it is not considered that the dwelling would harm the living conditions of the occupiers of the adjacent properties (Danesbury to the north and Woodville to the east).

Highways

With regards to highway safety, a layout plan has been requested to demonstrate adequate off road parking and turning space would be provided within the cartilage of the property although the main issue is the visibility splay requirements. The proposed site plan shows visibility splays of 2.4m by 120m in either direction. However, to the west, the visibility splay crosses third party land on the opposite side of the road which is not within the applicant's ownership so cannot be controlled. However, the comments of LCC (Highways) have yet to be received so they will be reported in the Addendum as to the acceptability of the access.

Trees

There are mature trees within the site, some of which form an attractive frontage to Dawbers Lane. A Tree Survey has been requested from the applicant so as the impact of the access and dwelling can be assessed on the existing trees although the application forms state that the trees on the site will not influence the development. Any further issues in relation to the trees on the site will therefore be reported in the Addendum.

Section 106 Legal Agreement

A draft legal agreement has been forwarded to the applicant for signing to secure the payment of a commuted sum towards the provision and/or improvement of open space facilities in the locality.

Conclusion

The site, to constitute a 'rural infill plot' has to meet the tests set out in Policy DC4 of the Local Plan. However, in this case, the application site is not considered to meet the Policy DC4 tests and does not therefore represent a 'rural infill plot'. On this basis, the principle of the development is not considered to be acceptable.

With regards to the impact of a dwelling on the character and appearance of the locality, as the principle of the bungalow is not considered to be acceptable in that it does not comply with Policy DC4, the proposal is therefore considered to be inappropriate development and no 'very special circumstances' have been forwarded in support of the application that outweigh the harm by way of inappropriateness.

In terms of neighbour amenity, it is not considered that a detached bungalow would harm the living conditions of the occupiers of the adjacent properties so there are no objections to the proposal on these grounds.

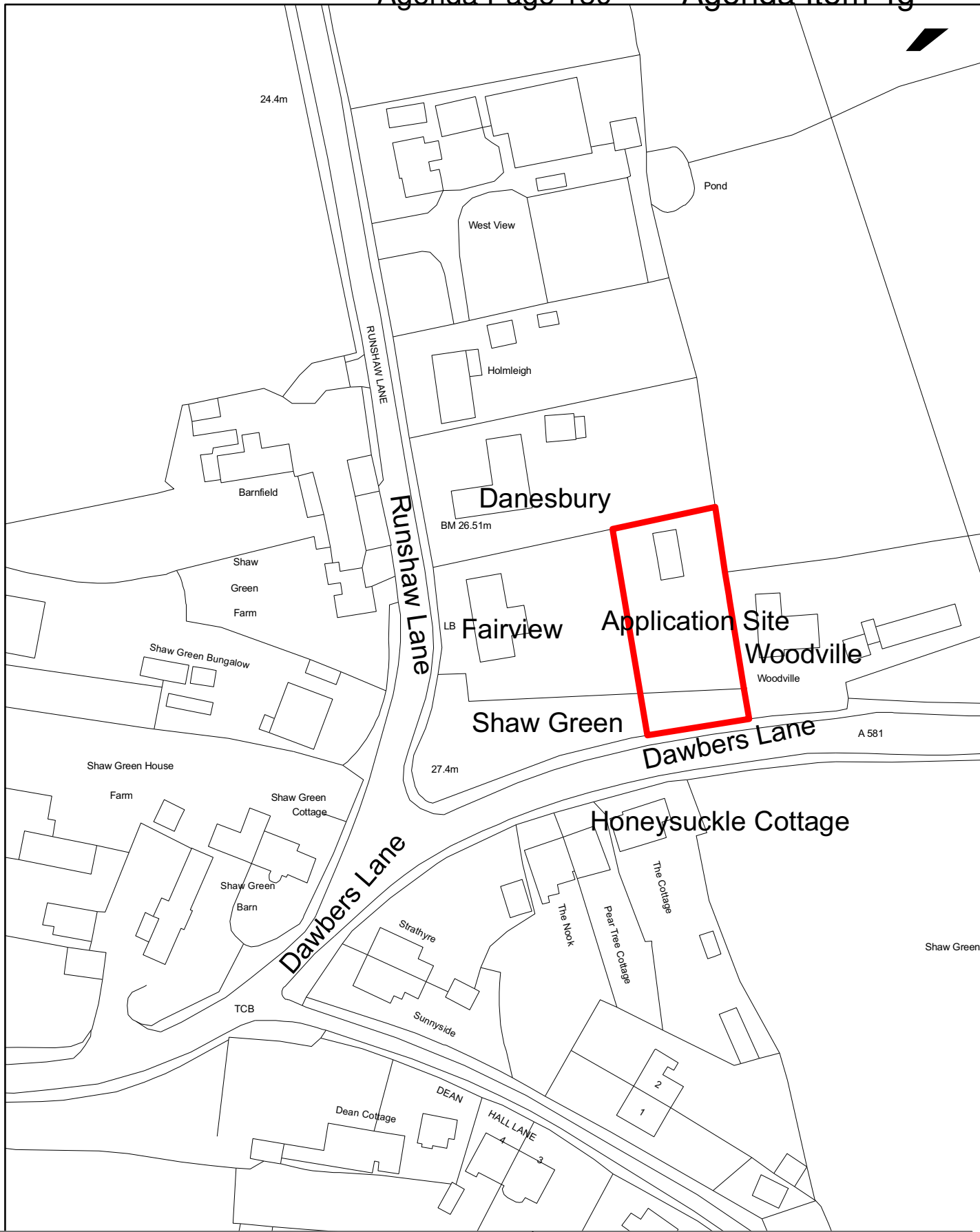
With regards to highway safety, no comments have to date been received from LCC (Highways).

Recommendation: Refusal of Outline Planning Permission

Reasons

1. 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.

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Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.

09/00996/OUT

Grid Ref:

E: 352918
 N: 418753

Scale:

1:1,250

7

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	09-02-2010

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 23rd December 2009 and 26th January 2010.

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

- Application by Wainhomes (North West) Ltd against the Development Control Committee's decision to refuse planning permission for the erection of 14 two storey dwellings and associated infrastructure at 202 Chorley Old Road, Whittle-le-Wood (Application No. 09/00392/FULMAJ).

PLANNING APPEALS DISMISSED

- Appeal by Mr A Howard against the delegated decision to refuse retrospective planning permission for a rear balcony at 18 Tanyard Close, Coppull (Application No. 08/01165/FUL).
- Appeal by Mr R Derbyshire against the delegated decision to refuse planning permission for the erection of a two storey side and rear extension including accommodation at basement level and the erection of a single storey rear extension including balcony at 76 Rawlinson Lane, Heath Charnock (Application No. 08/01234/FUL).



- 7. Appeal by Mr J A Wilkinson 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 at Coppull United Football Playing Field, Springfield Road, Coppull (Application No. 09/00089/FUL).

PLANNING APPEALS ALLOWED

- 8. Appeal by Mr J E Downs against the Development Control Committee’s decision to refuse planning permission, against officer recommendation, 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).

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. Planning permission granted for the creation of two fishing ponds pathways additional car parking and office/toilet block at land 160m north of Holland Lodge, Long Lane, Heath Charnock (Application No. 09/00760/CTY).

GOVERNMENT OFFICE DECISIONS

- 14. None

IMPLICATIONS OF REPORT

- 15. This report has implications in the following areas and the relevant Corporate Directors’ comments are included:

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

LESLEY-ANN FENTON
 DIRECTOR OF PARTNERSHIPS, PLANNING AND POILCY

Report Author	Ext	Date	Doc ID
Louise Taylor	5220	27/01/2010	

Background Papers				
	Document	Date	File	Place of Inspection
5	Letter from the Planning Inspectorate	6/1/10	08/01165/FUL	Civic Offices, Union Street, Chorley or online at www.chorley.gov.uk/planning
6	“	8/1/10	08/01234/FUL	
7	“	12/1/10	09/0089/FUL	
8	“	20/1/10	09/00112FUL	
13	“	16/12/10	09/00760/CTY	

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09/02/2010

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

Application No.	Recommendation	Location	Proposal
09/00876/FUL	Permit Full Planning Permission	Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ	Removal of one existing lighting stanchion and erection of two stanchions (lighting columns) resubmission of application 09/00473/FUL

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	09.02.2010

PLANNING APPLICATIONS DECIDED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY, THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 27th JANUARY 2010

Application No.	Recommendation	Location	Proposal
09/00242/FUL	Permit Full Planning Permission	Whittle Green Farm Mill Lane Charnock Richard Chorley Lancashire	New Agricultural Livestock Building
09/00957/FUL	Permit Full Planning Permission	Pippin Street Farm Pippin Street Brindle Chorley PR6 8ND	Minor alterations to existing Farmhouse and conversion of existing Shippon to residential accommodation (resubmission of planning application 09/00697/FUL)
09/00970/FUL	Permit Full Planning Permission	45 - 47 Pall Mall Chorley Lancashire PR7 3LT	Change of Use from B1 to Funeral Directors and Undertakers (A1 use class)
09/01009/CTY	No objection to LCC Reg 3/4 Application	Buckshaw Primary School Chancery Road Astley Village Chorley Lancashire	New footpath with gate access from Chancery Road

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	9 th February 2010

**List of Applications Determined by the Director of Partnerships, Planning and Policy
Under Delegated Powers**

Between 23/12/09 and 26/01/10

Plan Ref 09/00521/TPO **Date Received** 30.06.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 23.12.2009

Proposal : Pruning works to four trees covered by TPO 11 (Euxton) 1987

Location : 21 Dunrobin Drive Euxton Chorley PR7 6NE

Applicant: Mr Gary Bergin 21 Dunrobin Drive Euxton Chorley PR7 6NE

Plan Ref 09/00688/FUL **Date Received** 03.09.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 23.12.2009

Proposal : Change of use of land to create garden area, erection of boundary fence, erection of garden shed and land level changes.

Location : 74 The Farthings Astley Village Chorley Lancashire PR7 1SH

Applicant: Mr John Jackson 74 The Farthings Astley Village Chorley Lancashire PR7 1SH

Plan Ref 09/00731/TPO **Date Received** 16.09.2009 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.12.2009

Proposal : Pruning of trees covered by TPO 7 (Whittle Le Woods) 1996

Location : 5 Blossom Grove Whittle-Le-Woods Chorley Lancashire PR6 7HB

Applicant: Miss Amanda Lindsay 5 Blossom Grove Whittle-Le-Woods Chorley Lancashire

Plan Ref 09/00737/OUT **Date Received** 21.09.2009 **Decision** Refusal of Outline Planning Permission

Ward: Lostock **Date Decided** 12.01.2010

Proposal : Demolition of existing detached double garage and erection of single detached bungalow

Location : 3 Out Lane Croston Leyland PR26 9HJ

Applicant: Mr Peter Cooke 3 Out Lane Croston Leyland Lancashire PR26 9HJ

Plan Ref 09/00753/FUL **Date Received** 28.09.2009 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 07.01.2010

Proposal : Two storey side and rear extension
Location : 15 Park Avenue Euxton Chorley PR7 6JQ
Applicant: Mr Glenn Mawdesley 15 Park Avenue Euxton Chorley PR7 6JQ

Plan Ref 09/00754/TPO **Date Received** 29.09.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 23.12.2009

Proposal : Pruning of trees and hedge covered by TPO6 (Euxton) 1980
Location : 2 The Croft Euxton Chorley Lancashire PR7 6LH
Applicant: Mr S Croniken

Plan Ref 09/00769/FUL **Date Received** 05.10.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 23.12.2009

Proposal : Retrospective erection of shed
Location : 14 Ivy Close Leyland PR25 5SG
Applicant: Mr Tom Cubbon 14 Ivy Close Clayton-le-woods Preston Lancashire PR25 5SG United Kingdom

Plan Ref 09/00777/FUL **Date Received** 05.10.2009 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 20.01.2010

Proposal : First floor front extension above existing garage, conversion of existing garage to living accommodation & erection of single storey side extension (incorporating new garage).
Location : 9 Euxton Hall Gardens Euxton Chorley PR7 6PB
Applicant: Dr Dharmendra Mittal 9 Euxton Hall Gardens Euxton Chorley PR7 6PB

Plan Ref 09/00787/FUL **Date Received** 08.10.2009 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 23.12.2009

Proposal : Installation of a storage container for a temporary period of three years
Location : St James Church St James Place Chorley Lancashire PR6 0NA
Applicant: St Jame's Parochial Church Council St James Church St James Place Chorley Lancashire PR6 0NA

Plan Ref 09/00793/TPO **Date Received** 12.10.2009 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 23.12.2009

Proposal : Felling of 2 trees and pruning of 1 at WAP Building, Heys Lodge, Dark Lane, Whittle Le Woods

Location : The WAP Dark Lane Whittle-Le-Woods Chorley Lancashire

Applicant: Primrose Holdings 1995 Ltd Heys Farm Chapel Lane Heapey Chorley PR6 8EW

Plan Ref 09/00800/FUL **Date Received** 14.10.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 07.01.2010

Proposal : Erection of a two storey side extension

Location : 97 Carrington Road Adlington Chorley PR7 4RP

Applicant: Mr Moss 97 Carrington Road Adlington Chorley PR7 4RP

Plan Ref 09/00806/TPO **Date Received** 16.10.2009 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 23.12.2009

Proposal : Pruning of trees covered by TPO 1 (Euxton) 1968

Location : 25 Cotswold Avenue Euxton Chorley PR7 6NR

Applicant: Mrs Margaret Mess 25 Cotswold Avenue Euxton Chorley PR7 6NR

Plan Ref 09/00811/TPO **Date Received** 19.10.2009 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 23.12.2009

Proposal : Pruning of trees covered by TPO 5 (Adlington) 1984

Location : The Old Vicarage Railway Road Adlington Chorley PR6 9QZ

Applicant: Mr Harold Southern The Old Vicarage Railway Road Adlington Chorley PR6 9QZ

Plan Ref 09/00814/FUL **Date Received** 20.10.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 15.01.2010

Proposal : Erection of new front porch and erection of single story rear extension

Location : 30 Westhoughton Road Adlington Chorley PR7 4ET

Applicant: Mr Richard Forshaw 30 Westhoughton Road Adlington Chorley PR7 4ET

Plan Ref 09/00817/FUL **Date Received** 20.10.2009 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 15.01.2010

Proposal : Erection of dormers to front and rear roof planes to create room in roof. Erection of front porch and replacement of flat roof by pitched roof over existing rear projection of dwelling

Location : 243 Southport Road Leyland PR26 8LQ

Applicant: Mr Roy Stringfellow 243 Southport Road Ulnes Walton Leyland Lancashire PR26 8LQ England

Plan Ref 09/00819/FUL **Date Received** 21.10.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.12.2009

Proposal : Proposed front/side lounge extension and new detached garage

Location : 133 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Applicant: Mr Stuart Thompson 133 Preston Road Whittle Le Woods Chorley PR6 7PJ

Plan Ref 09/00824/TPO **Date Received** 22.10.2009 **Decision** Refuse for Tree Works

Ward: Chorley South East **Date Decided** 05.01.2010

Proposal : Pruning work to 6 Poplar Trees covered by TPO 3 (Chorley) 2005

Location : 40 Duxbury Gardens Chorley Lancashire PR7 3JZ

Applicant: Miss Rebecca Clark 40 Duxbury Gardens Chorley Lancashire PR7 3JZ

Plan Ref 09/00832/FUL **Date Received** 22.10.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 23.12.2009

Proposal : Proposed front and rear dormer windows with canopy above front entrance

Location : 148 Chorley Lane Charnock Richard Chorley PR7 5HB

Applicant: Mr G Atkinson 148 Chorley Lane Charnock Richard Chorley PR7 5HB

Plan Ref 09/00838/TPO **Date Received** 23.10.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 23.12.2009

Proposal : Pruning of 2 Sycamore trees covered by TPO 1 (Euxton) 1971

Location : 9 Brookside Euxton Lancashire PR7 6HR

Applicant: Mr James Loughlan 9 Brookside Euxton Lancashire PR7 6HR

Plan Ref 09/00839/TPO **Date Received** 23.10.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 23.12.2009

Proposal : Pruning of One Scots Pine covered by TPO 1 (Euxton) 1971
Location : 7 Brookside Euxton Lancashire PR7 6HR
Applicant: Mr Bottom 7 Brookside Euxton Lancashire PR7 6HR

Plan Ref 09/00843/FUL **Date Received** 26.10.2009 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 07.01.2010

Proposal : Two storey front extension following demolition of front porch
Location : 24 Black Croft Clayton-Le-Woods Chorley PR6 7US
Applicant: Mr & Mrs Clegg 24 Black Croft Clayton-Le-Woods Chorley PR6 7US

Plan Ref 09/00845/TPO **Date Received** 27.10.2009 **Decision** Consent for Tree Works

Ward: Chorley North East **Date Decided** 23.12.2009

Proposal : Felling of one Poplar tree covered by TPO 12 (Chorley) 1987)
Location : The Grange 72 Stump Lane Chorley PR6 0AL
Applicant: The Grange 72 Stump Lane Chorley PR6 0AL

Plan Ref 09/00855/TPO **Date Received** 28.10.2009 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 05.01.2010

Proposal : Pruning of 3 Oak Trees covered by TPO 7 (Whittle-Le-Woods) 1995
Location : 5 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL
Applicant: Mr & Mrs Briggs 5 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL

Plan Ref 09/00858/FUL **Date Received** 29.10.2009 **Decision** Withdrawn

Ward: Wheelton And Withnell **Date Decided** 24.12.2009

Proposal : Conversion of existing farm shop to dwelling, part of existing barn to be converted to new farm shop and cafe, conversion of other part to be converted to new apartment. Demolition of equipment store and new outbuilding for toilet and changing facilities.
Location : Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire
Applicant: Mr Frank Pooley Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire PR6 8HS

Plan Ref 09/00860/FUL **Date Received** 29.10.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 24.12.2009

Proposal : Extension to exiting Cattleshed
Location : Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire
Applicant: Mr Frank Pooley Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire PR6 8HS

Plan Ref 09/00857/FUL **Date Received** 30.10.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 23.12.2009

Proposal : Proposed single storey side and rear extension, and erection of front porch
Location : 92 Runshaw Lane Euxton Chorley PR7 6AX
Applicant: Mr Spencer 92 Runshaw lane Euxton Chorley PR7 6AX

Plan Ref 09/00862/FUL **Date Received** 30.10.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.12.2009

Proposal : Erection of a two storey side extension & single storey rear extension
Location : 29 Gorsey Lane Mawdesley Ormskirk L40 3TE
Applicant: Mr Philip Meldrum 29 Gorsey Lane Mawdesley Ormskirk L40 3TE

Plan Ref 09/00863/TPO **Date Received** 30.10.2009 **Decision** Consent for Tree Works

Ward: Brindle And Hoghton **Date Decided** 05.01.2010

Proposal : Felling of tree covered by TPO 11 (Brindle) 1999
Location : 35 Smithy Close Brindle Chorley PR6 8NW
Applicant: Mr Keith Whittle 35 Smithy Close Brindle Chorley Lancs PR6 8NW

Plan Ref 09/00869/FUL **Date Received** 02.11.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.12.2009

Proposal : Erection of a first floor rear extension and single storey rear extension. Roof conversion to create living accommodation. Demolition of detached garage.
Location : 18 Out Lane Croston Lancashire PR26 9HJ
Applicant: Mr J Carrington 18 Out Lane Croston Lancashire PR26 9HJ

Plan Ref 09/00874/FUL **Date Received** 02.11.2009 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 24.12.2009
East

Proposal : Proposed War Memorial for the Chorley Pals
Location : Flat Iron Car Park Union Street Chorley Lancashire
Applicant: Mr Steve Williams 42 Smithy Close Brindle Chorley PR6 8NW

Plan Ref 09/00876/FUL **Date Received** 03.11.2009 **Decision** Permit Full
Planning
Permission

Ward: Euxton South **Date Decided** 24.12.2009

Proposal : Removal of one existing lighting stanchion and erection of two stanchions (lighting
columns) resubmission of application 09/00473/FUL
Location : Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ
Applicant: Mr M Yarrow Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ

Plan Ref 09/00877/FUL **Date Received** 03.11.2009 **Decision** Permit Full
Planning
Permission

Ward: Heath Charnock **Date Decided** 23.12.2009
And Rivington

Proposal : Change of use of barn from ancillary annexe to separate dwelling (including
formation of new access and driveway)
Location : The Barn Moorfield Slacks Lane Heath Charnock Chorley
Applicant: Mrs V Morton The Barn Moorfield Slacks Lane Heath Charnock Chorley PR6 9EJ

Plan Ref 09/00875/FUL **Date Received** 05.11.2009 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And **Date Decided** 14.01.2010
Mawdesley

Proposal : Proposed Side Extension
Location : Ferndale Bradshaw Lane Mawdesley Ormskirk L40 3SE
Applicant: Mr O'Keeffe Ferndale Bradshaw Lane Mawdesley Chorley Lancashire L40 3SE

Plan Ref 09/00878/FUL **Date Received** 05.11.2009 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 26.01.2010
And Whittle-le-
Woods

Proposal : Conversion of existing integral garage to living accommodation (amendment to
previously approved application 08/01041/FUL)
Location : 6 Juniper Croft Clayton-Le-Woods Chorley PR6 7UF
Applicant: Ms Samina Khan 6 Juniper Croft Clayton-Le-Woods Chorley PR6 7UF

Plan Ref 09/00886/FUL **Date Received** 06.11.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.12.2009

Proposal : Retrospective application for two storey side extension (resubmission of 08/00337/FUL)

Location : 1 South View Bretherton Leyland Lancashire PR26 9AN

Applicant: Mr Paul Whittam 1 South View Bretherton Leyland Lancashire PR26 9AN

Plan Ref 09/00887/FUL **Date Received** 06.11.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 24.12.2009

Proposal : Retention of existing fence on Preston Road Frontage

Location : 54 Preston Road Whittle-Le-Woods Chorley PR6 7HH

Applicant: Mr Paul Gaunt 54 Preston Road Whittle-Le-Woods Chorley PR6 7HH

Plan Ref 09/00888/TPO **Date Received** 09.11.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 14.01.2010

Proposal : Prune 2 Trees at 25 and 29 and fell 1 tree at 27 Gleneagles drive, Euxton

Location : 27 Gleneagles Drive Euxton Chorley PR7 6FZ

Applicant: Mr Phillip Ashton 27 Gleneagles Drive Euxton Chorley PR7 6FZ

Plan Ref 09/00890/FUL **Date Received** 09.11.2009 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 24.12.2009

Proposal : Increase in height of existing 15m high mast to 18m and attachment of 3 additional antenna.

Location : 02 Site No 33243 Telecommunication Mast 35m To The South Of Marconi Systems Carr Lane Chorley Lancashire

Applicant: Telefonica O2 Uk Ltd

Plan Ref 09/00896/FUL **Date Received** 10.11.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 05.01.2010

Proposal : Part removal of existing masonry wall and construction of new vehicle entrance and extending existing wall to form new pedestrian entrance.

Location : The Mill Race Lydiat Lane Eccleston Chorley PR7 6LZ

Applicant: Mr Mark Doughill The Mill Race Lydiat Lane Eccleston Chorley

Plan Ref 09/00898/FUL **Date Received** 11.11.2009 **Decision** Application Withdrawn
Ward: Brindle And Hoghton **Date Decided** 08.01.2010

Proposal : Erection of a rear conservatory
Location : Marsh Cottage Sandy Lane Brindle Chorley PR6 8PQ
Applicant: Mr M Butler Marsh Cottage Sandy Lane Brindle Lancashire PR6 8PQ England

Plan Ref 09/00899/COU **Date Received** 11.11.2009 **Decision** Permit Full Planning Permission
Ward: Euxton South **Date Decided** 06.01.2010

Proposal : Parking of 1 6 tonne lorry and trailer within existing farmyard area
Location : Culbeck Farm Culbeck Lane Euxton Chorley PR7 6EP
Applicant: Mr Michael Hill Ashfield Fencing Ltd Ashlands New Lane Ecclestone Chorley

Plan Ref 09/00902/FUL **Date Received** 11.11.2009 **Decision** Application Withdrawn
Ward: Lostock **Date Decided** 22.01.2010

Proposal : Two storey side extension formation of new vehicular access and erection of garage block
Location : Norris Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Mr J Barbour Norris Farm North Road Bretherton Lancashire PR26 9AY

Plan Ref 09/00903/FUL **Date Received** 11.11.2009 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 26.01.2010

Proposal : Conversion of existing (vacant) barn to a single dwelling and conversion of piggery building to garage with study above
Location : Norris Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Mr J Barbour Norris Farm North Road Bretherton Lancashire

Plan Ref 09/00904/FUL **Date Received** 11.11.2009 **Decision** Permit Full Planning Permission
Ward: Chorley North West **Date Decided** 14.01.2010

Proposal : Installation of a new shop front
Location : 38 Market Street Chorley Lancashire PR7 2SE
Applicant: Mr Michael Roberts 3 Vicarage Close Wrea Green Preston Lancashire PR4 2PQ England

Plan Ref 09/00906/FUL **Date Received** 12.11.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 07.01.2010

Proposal : Erection of two storey rear extension.
Location : 12 Ingleborough View Withnell Chorley PR6 8RW
Applicant: P Shaw 12 Ingleborough View Withnell Chorley PR6 8RW

Plan Ref 09/00907/FUL **Date Received** 12.11.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 07.01.2010

Proposal : Change of use alterations and extension to form Dental Surgery.
Location : 8 Bolton Road Adlington Chorley PR6 9NA
Applicant: John Charlston 69 Babylon Lane Anderton Chorley Lancs PR6 9NS

Plan Ref 09/00908/FUL **Date Received** 12.11.2009 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 08.01.2010

Proposal : Formation of sand paddock measuring 60m x 40m, hay store extension to existing stable building, formation of midden, formation of horse trailer parking area and variation of condition no. 11 of planning permission no. 08/01117/FUL to allow horse trailer to be parked on the site on a permanent basis
Location : Stables 50m South Of Brown House Farm Brown House Lane Higher Wheelton Lancashire
Applicant: Miss V Mason 29 Ashby Street Chorley PR7 3EB

Plan Ref 09/00910/FUL **Date Received** 12.11.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 07.01.2010

Proposal : Proposed first floor rear extension
Location : Newholme 22A Southport Road Chorley PR7 1LE
Applicant: Mr Beldom Newholme 22A Southport Road Chorley PR7 1LE

Plan Ref 09/00911/FUL **Date Received** 13.11.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.01.2010

Proposal : Groundfloor rear extension to provide bedroom with shower facility for a disabled person.

Location : 28 Bradley Lane Eccleston Chorley PR7 5TQ
Applicant: Mr & Mrs Peter Barrow Marl Hey 57 Lydiate Lane Eccleston

Plan Ref 09/00912/FUL **Date Received** 13.11.2009 **Decision** Permit Full
 Planning
 Permission

Ward: Chorley North **Date Decided** 14.01.2010
 West

Proposal : Rear Conservatory
Location : 70 Carrington Road Chorley Lancashire PR7 2DQ
Applicant: Knowles 70 Carrington Road Chorley PR7 2DQ

Plan Ref 09/00913/FUL **Date Received** 13.11.2009 **Decision** Permit Full
 Planning
 Permission

Ward: Wheelton And **Date Decided** 25.01.2010
 Withnell

Proposal : Demolition of existing outbuilding and construction of new detached dwelling
Location : Highfield House Farm Buckholes Lane Wheelton Chorley PR6 8JF
Applicant: Mr & Mrs Cameron White 5 Kiln Croft Clayton le Woods Chorley PR6 7UA

Plan Ref 09/00914/FUL **Date Received** 13.11.2009 **Decision** Permit Full
 Planning
 Permission

Ward: Clayton-le-Woods **Date Decided** 25.01.2010
 And Whittle-le-
 Woods

Proposal : Erection of single storey side extension adjoining the rear elevation of the existing
 garage, and erection of single storey rear extension in place of porch.
Location : 41 Watkin Road Clayton-Le-Woods Chorley PR6 7PU
Applicant: Mr & Mrs Preston 41 Watkin Road Clayton-Le-Woods Chorley PR6 7PU

Plan Ref 09/00916/FUL **Date Received** 13.11.2009 **Decision** Refuse Full
 Planning
 Permission

Ward: Clayton-le-Woods **Date Decided** 08.01.2010
 And Whittle-le-
 Woods

Proposal : Provision of 20 No. Boarding Kennels, 11 No. Breeding Kennels and 7 No. Isolation
 Units, Feed and Bedding Store and Vet Facilities
Location : 105 Town Lane Whittle-Le-Woods Chorley PR6 8AL
Applicant: Ms S Bhatti R B Estates Nook House Farm Mosney Fold Walton Le Dale

Plan Ref 09/00917/FUL **Date Received** 13.11.2009 **Decision** Refuse Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 18.01.2010
And Whittle-le-
Woods

Proposal : Extension of existing bungalow by the addition of a floor and a basement
Location : 105 Town Lane Whittle-Le-Woods Chorley PR6 8AL
Applicant: Mr S Bhatti R B Estates Nook House Farm Mosney Fold Walton Le Dale

Plan Ref 09/00918/ADV **Date Received** 13.11.2009 **Decision** Advertising
Consent

Ward: Coppull **Date Decided** 08.01.2010

Proposal : Erection of a sign
Location : Land Between Waggon And Horses Public House And Summerfields Chapel Lane
Coppull
Applicant: Mrs Georgina Glover Arley Homes Ltd The Old Rectory Rectory Lane Winwick
Warrington WA2 8LE

Plan Ref 09/00920/REM **Date Received** 13.11.2009 **Decision** Refuse
Reserved
Matters

Ward: Chorley East **Date Decided** 08.01.2010

Proposal : Reserved matters application for 9 dwellings House Design, Layout and
Landscaping
Location : St James C Of E Primary School Devonport Way Chorley PR6 0TE
Applicant: J B Loughlin (contractors) Ltd 41 Highfield Industrial Estate North Street Chorley

Plan Ref 09/00921/CLPUD **Date Received** 13.11.2009 **Decision** Grant
Certificate of
Lawfulness

Ward: Astley And
Buckshaw **Date Decided** 24.12.2009

Proposal : Application for certificate of lawfulness for the erection of an orangery/conservatory
Location : 112 Great Meadow Astley Village Lancashire PR7 1TB
Applicant: Mr R Fraser & Miss M Leach 112 Great Meadow Astley Village Lancashire

Plan Ref 09/00915/FUL **Date Received** 17.11.2009 **Decision** Application
Withdrawn

Ward: Heath Charnock **Date Decided** 12.01.2010
And Rivington

Proposal : Raising gables, roof ridge and formation of rear dormer to enable creation of
habitable accomodation in the roof
Location : 8 Waterford Close Heath Charnock Chorley PR6 9JQ
Applicant: Mr & Mrs Stel 8 Waterford Close Heath Charnock Chorley PR6 9JQ

Plan Ref 09/00930/FUL **Date Received** 17.11.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.01.2010

Proposal : The erection of a part single, part two-storey rear extension and external alterations to include the insertion of first floor windows in the side elevations of the existing property

Location : Radley House 196 The Green Eccleston Chorley Lancashire

Applicant: Miss L Tuson 196 The Green Eccleston Chorley Lancashire PR7 5SU

Plan Ref 09/00925/FUL **Date Received** 18.11.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.01.2010

Proposal : Proposed single storey rear extension and internal alterations.

Location : 174 Preston Road Chorley Lancashire PR6 7AZ

Applicant: Mr John Wollage 174 Preston Road Chorley Lancashire PR6 7AZ

Plan Ref 09/00926/FUL **Date Received** 18.11.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.01.2010

Proposal : The erection of three front and three rear dormers and insertion of a window on the western gable end of the existign property

Location : 60 New Street Eccleston Chorley PR7 5TW

Applicant: Mr M Pye 60 New Street Eccleston Chorley Lancs PR7 5TW

Plan Ref 09/00927/FUL **Date Received** 19.11.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 26.01.2010

Proposal : Erection of all weather cricket practice area and cage

Location : Brinscall Cricket Club School Lane Brinscall Chorley Lancashire

Applicant: Mr Gregory Bolton Brinscall Cricket Club c/o 18 Mellor Road Leyland Preston Lancashire PR25 1YL

Plan Ref 09/00934/FUL **Date Received** 20.11.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 14.01.2010

Proposal : Erection of single storey side extension
Location : 17 Kittiwake Road Heapey Chorley PR6 9BA
Applicant: Mr C Metcalf 17 Kittiwake Road Heapey Chorley PR6 9BA

Plan Ref 09/00935/FUL **Date Received** 20.11.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 14.01.2010

Proposal : Installation of a combined heat and power (CHP) unit to provide a sustainable method of powering the store
Location : Tesco Stores Ltd Foxhole Road Chorley PR7 1NW
Applicant: New Tesco House Delamare Road Cheshunt Herts EN8 9SL

Plan Ref 09/00936/FUL **Date Received** 20.11.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 20.01.2010

Proposal : Two storey and single rear extension including link to garage
Location : 7 Honeysuckle Close Whittle-Le-Woods Chorley PR6 7RF
Applicant: Mr & Mrs Harvey 7 Honeysuckle Close Whittle-Le-Woods Chorley Lancashire PR6 7RF

Plan Ref 09/00939/FUL **Date Received** 20.11.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 18.01.2010

Proposal : Erection of a part single, part two storey rear extension and inclusion of new first floor window in the east elevation of the dwelling house.
Location : 45 Elmwood Astley Village Chorley PR7 1UU
Applicant: Mr Richard Worthingham 45 Elmwood Astley Village Chorley PR7 1UU

Plan Ref 09/00942/TPO **Date Received** 23.11.2009 **Decision** Consent for Tree Works

Ward: Chorley North **Date Decided** 14.01.2010
East

Proposal : Prune tree at 3 Ingle Close, Chorley.
Location : 3 Ingle Close Chorley PR6 0JT
Applicant: Rita Waring 3 Ingle Close Chorley PR6 0JT

Plan Ref 09/00943/FUL **Date Received** 23.11.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 18.01.2010
West

Proposal : Erection of a two storey side extension
Location : 61 Rookwood Avenue Chorley PR7 1RG
Applicant: Mr & Mrs M Roscoe 61 Rookwood Avenue Chorley PR7 1RG

Plan Ref 09/00945/TPO **Date Received** 23.11.2009 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods **Date Decided** 14.01.2010
North

Proposal : Pruning of Beech tree on common land by Mallards Walk, Clayton-Le-Woods.
Location : 5 Mallards Walk Bamber Bridge Preston PR5 6AY
Applicant: Mrs Maureen Millward 5 Mallards Walk Bamber Bridge Preston PR5 6AY

Plan Ref 09/00941/FUL **Date Received** 24.11.2009 **Decision** Permit Full Planning Permission

Ward: Eccleston And **Date Decided** 20.01.2010
Mawdesley

Proposal : Erection of two storey side extension and a single storey rear extension incorporating a conservatory
Location : 21 Drapers Avenue Eccleston Chorley PR7 5SY
Applicant: Mr & Mrs A Richardson 21 Drapers Avenue Eccleston Chorley PR7 5SY

Plan Ref 09/00947/FUL **Date Received** 25.11.2009 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 20.01.2010

Proposal : Erection of a detached bungalow with integral garage including new access and driveway
Location : Lyndseybrook Cottage 179 Chorley Lane Charnock Richard Chorley PR7 5HE

Applicant: Mr & Mrs Gordon Brook Lyndseybrook Cottage 179 Chorley Lane Charnock Richard Chorley PR7 5HE

Plan Ref 09/00950/FUL **Date Received** 25.11.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.01.2010

Proposal : Conversion of existing garage into a habitable room and erection of attached front/side garage

Location : 37 Rowan Croft Clayton-Le-Woods Chorley PR6 7UU

Applicant: Mr D Sawyer 37 Rowan Croft Clayton Le Woods Chorley PR6 7UU

Plan Ref 09/00953/TEL **Date Received** 25.11.2009 **Decision** Approve - Telecom

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.01.2010

Proposal : Prior notification for the replacement of existing 12m pole antenna with 14.8m high pole, antenna and associated equipment cabins

Location : Vodafone Site No 55715 Telecommunication Mast 100m South Of Shaw Hill Bridge Preston Road Whittle-Le-Woods Lancashire

Applicant: Vodafone Limited Vodafone House The Connection Newbury Berkshire RG14 2FN

Plan Ref 09/00956/TEL **Date Received** 26.11.2009 **Decision** Approve - Telecom

Ward: Clayton-le-Woods North **Date Decided** 20.01.2010

Proposal : Prior notification for the removal existing 12m Steelpole and replacement with 14m dual user pole and additional cabinet

Location : Telecommunication Mast 25m South East Of Clayton Green Library Clayton Green Road Clayton-Le-Woods Lancashire

Applicant: Vodafone Ltd Vodafone House The Connection Newbury Berkshire RG14 2FN

Plan Ref 09/00963/FUL **Date Received** 30.11.2009 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 25.01.2010

Proposal : Demolition of existing front extension/conservatory and erection of single storey front extension

Location : Ainsworth's Farm Back Lane Heath Charnock Chorley Lancashire

Applicant: Mr Steve Hogford Ainsworth's Farm Back Lane Heath Charnock Chorley Lancashire PR6 9DJ

Plan Ref 09/00967/FUL **Date Received** 01.12.2009 **Decision** Withdrawn
(valid then later invalid)

Ward: Adlington & Anderton **Date Decided** 08.01.2010

Proposal : Demolition of rear detached garage and aviary. Erection of single storey side/rear extension incorporating new aviary
Location : 8 Norwood Close Adlington Chorley PR6 9RT
Applicant: Mr S Plowes 8 Norwood Close Adlington Chorley Lancs PR6 9RT

Plan Ref 09/00969/FUL **Date Received** 01.12.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 26.01.2010

Proposal : Change of use of ground floor shop to a one bed roomed flat
Location : 22 Chorley Road Adlington Chorley PR6 9LJ
Applicant: Mr Ken Baxendale The Bay Horse Hotel Babylon Lane Heath Charnock Chorley Lancs PR6 9ER

Plan Ref 09/00972/FUL **Date Received** 01.12.2009 **Decision** Application Withdrawn

Ward: Chorley East **Date Decided** 22.01.2010

Proposal : Demolition of detached bungalow and garage and erection of 8 affordable housing with ancillary parking and enclosures
Location : Pennines 2 Crosse Hall Lane Chorley PR6 0QJ
Applicant: Mr Lee Jackson 37 Longworth Avenue Coppull Chorley Lancs PR7 4PJ

Plan Ref 09/00974/FUL **Date Received** 03.12.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 26.01.2010

Proposal : Erection of a single storey front extension and rear dormer
Location : 6 Church Lane Charnock Richard Chorley PR7 3RB
Applicant: Mr A Redshaw 6 Church Lane Charnock Richard Chorley PR7 3RB

Plan Ref 09/00978/FUL **Date Received** 04.12.2009 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 19.01.2010

Proposal : Erection of two storey side extension
Location : Owl Barn Flag Lane Bretherton Leyland PR26 9AD
Applicant: Mr & Mrs D Waterworth Owl Barn Flag Lane Bretherton Leyland PR26 9AD

Plan Ref	09/00984/LBC	Date Received	04.12.2009	Decision	Application Withdrawn
Ward:	Lostock	Date Decided	19.01.2010		
Proposal :	Listed building consent for the erection of a two storey side extension and internal and external alterations				
Location :	Owl Barn Flag Lane Bretherton Leyland PR26 9AD				
Applicant:	Mr & Mrs D Waterworth Owl Barn Flag Lane Bretherton Leyland PR26 9AD				
Plan Ref	09/00980/ECC	Date Received	07.12.2009	Decision	No objection to Ecclesiastic al Exemption
Ward:	Clayton-le-Woods North	Date Decided	24.12.2009		
Proposal :	Notification of Ecclesiastical Exemption in respect of removal of secondary glazing from the window of the church, the repair of any damaged stained glass and lead work and the repair and re pointing as required of timber window frames				
Location :	St Bedes Church Preston Road Clayton-Le-Woods Chorley PR6 7EB				
Applicant:	St Bedes Church Preston Road Clayton-Le-Woods Chorley				
Plan Ref	09/00981/ECC	Date Received	07.12.2009	Decision	No objection to Ecclesiastic al Exemption
Ward:	Pennine	Date Decided	24.12.2009		
Proposal :	Notification of application for Ecclesiastical Exemption in respect of the internal redecoration of the Church				
Location :	St Chads Roman Catholic Church 237 Town Lane Whittle-Le-Woods Chorley				
Applicant:	St Chads Roman Catholic Church 237 Town Lane Whittle-Le-Woods Chorley				
Plan Ref	09/01010/CTY	Date Received	04.01.2010	Decision	No objection to LCC Reg 3/4 Application
Ward:	Chorley South East	Date Decided	20.01.2010		
Proposal :	Creation of hard standing with raised beds, glasshouse and 2.4 metre high mesh security fencing to boundary				
Location :	Holy Cross R C High School Burgh Lane Chorley PR7 3NT				
Applicant:	Lancashire County Council Directorate Of Children & Young People County Hall Pitt Street Preston PR1 8RE				