

Development Control Committee

Agenda and Reports
for consideration on

Tuesday, 20th April 2010

in the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

1. The Director of Partnerships, Planning and Policy 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 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.

20 April 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 20TH APRIL 2010

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 20th April 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 of last meeting**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 30 March 2010 (Minutes to follow).

4. **Planning Applications awaiting decision (Pages 1 - 2)**

A list of the planning applications to be determined is enclosed.

Please note that copies of the location and layout plans (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) **09/01016/COU - 225-227, Eaves Lane, Chorley PR6 0AG** (Pages 3 - 8)

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

- (b) **10/00115/REMAJ - Land formerly Radburn Works, Sandy Lane, Clayton-le-Woods** (Pages 9 - 24)

- (c) 09/00985/OUTMAJ - Chorley Motor Auction, Cottam Street, Chorley PR7 2DT
(Pages 25 - 38)

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

5. **Planning Appeals and Decisions - Notification (Pages 39 - 40)**

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

6. **Planning Applications determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice-Chair of the Committee (Pages 41 - 44)**

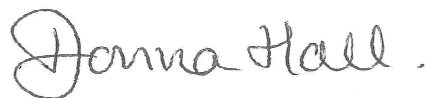
Separate schedules of planning applications determined on 30 March and 7 April 2010 enclosed.

7. **Planning applications determined by Director of Partnerships, Planning and Policy under delegated powers (Pages 45 - 50)**

A schedule of the applications determined between 18 and 30 March 2010 is enclosed.

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

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all members of the Development Control Committee (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Judith Boothman, Alistair Bradley, Henry 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), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader) and Dianne Scambler (Democratic and Member Services Officer) and Tony Uren (Democratic and Member Services Officer) for attendance.

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

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

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	20.04.2010

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
1	09/00985/OUTMAJ	Permit (Subject to Legal Agreement)	Chorley Motor Auction Cottam Street Chorley PR7 2DT	Outline application for the erection of 15 affordable dwellings, following the demolition of the existing commercial premises
2	10/00115/REMAJ	Permit (Subject to Legal Agreement)	Land Formerly Radburn Works Sandy Lane Clayton-Le-Woods Lancashire	Reserved Matters Application for the erection of 62 two storey dwelling houses with associated open space, landscaping and infrastructure
3	09/01016/COU	Permit Full Planning Permission	225 - 227 Eaves Lane Chorley Lancashire PR6 0AG	Conversion of retail units to form Doctors Surgery - change of use from A1 to D1

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Item 4 **09/01016/COU** **Permit Full Planning Permission**

Case Officer **Mr Andy Wiggett**

Ward **Chorley East**

Proposal **Conversion of retail units to form Doctors Surgery - change of use from A1 to D1**

Location **225 - 227 Eaves Lane Chorley Lancashire PR6 0AG**

Applicant **J Y Kinsha**

This application was deferred for a site visit at the previous Development Control Committee.

Proposal The proposal involves the conversion of former shop premises to form a doctor's surgery for two GPs and a health nurse. There will be no changes to the front elevation and on the rear elevation an existing door will be built up and a high level window put in its place and the insertion of an additional high level window.

Policy SP6, GN5, TR4

Planning History **07/01151/FUL: Conversion of one shop back into two**
Withdrawn **Decision Date:** 22 November 2007

Consultations Lancashire County Highways – There is a controlled pedestrian crossing directly outside the front of this property and the controlled zone for the same prevents on street parking for staff and patients alike. Nonetheless, it is expected that the catchment area for the surgery will be local and given that there is alternative parking in nearby bays and side streets there are no highway objections.

Representations

- Lack of off –street parking will result in patients and staff parking on adjoining residential streets
- Need a residents parking scheme in the area
- Loss of residential amenity due to potential overlooking from rear windows

Applicant's Case

- proposal is to replace an existing surgery premises 0.5km to the north on Eaves Lane which are becoming inadequate and difficult to comply with DDA
- envisaged that the majority of patients will visit on foot as is the case for with the existing surgery
 - parking is available on Eaves Lane and drop off points for disabled people are close to the premises
 - the building will be secure as there are already shutters to the front windows and the new high level windows will have security grills to the inner faces

Assessment

The property is within a terrace predominantly of shops and is identified on the Local Plan Proposals as being within a neighbourhood shopping centre. The Local Plan explains that these serve as locations for local and specialist uses, including retailing, food and drink as well as offices.

A doctor's surgery comes within the range of uses appropriate to a local centre and the only issue to be resolved concerns car parking. The Eaves Lane centre has no dedicated off-street parking for any of the units but it is relevant that many patients to the existing premises visit on foot. The Highway Authority have no objections and it is not considered that a refusal on the grounds of lack of parking could be substantiated on appeal.

There will be no problem of overlooking of properties to the rear as the windows proposed are high level and are into the nurses room and a toilet.

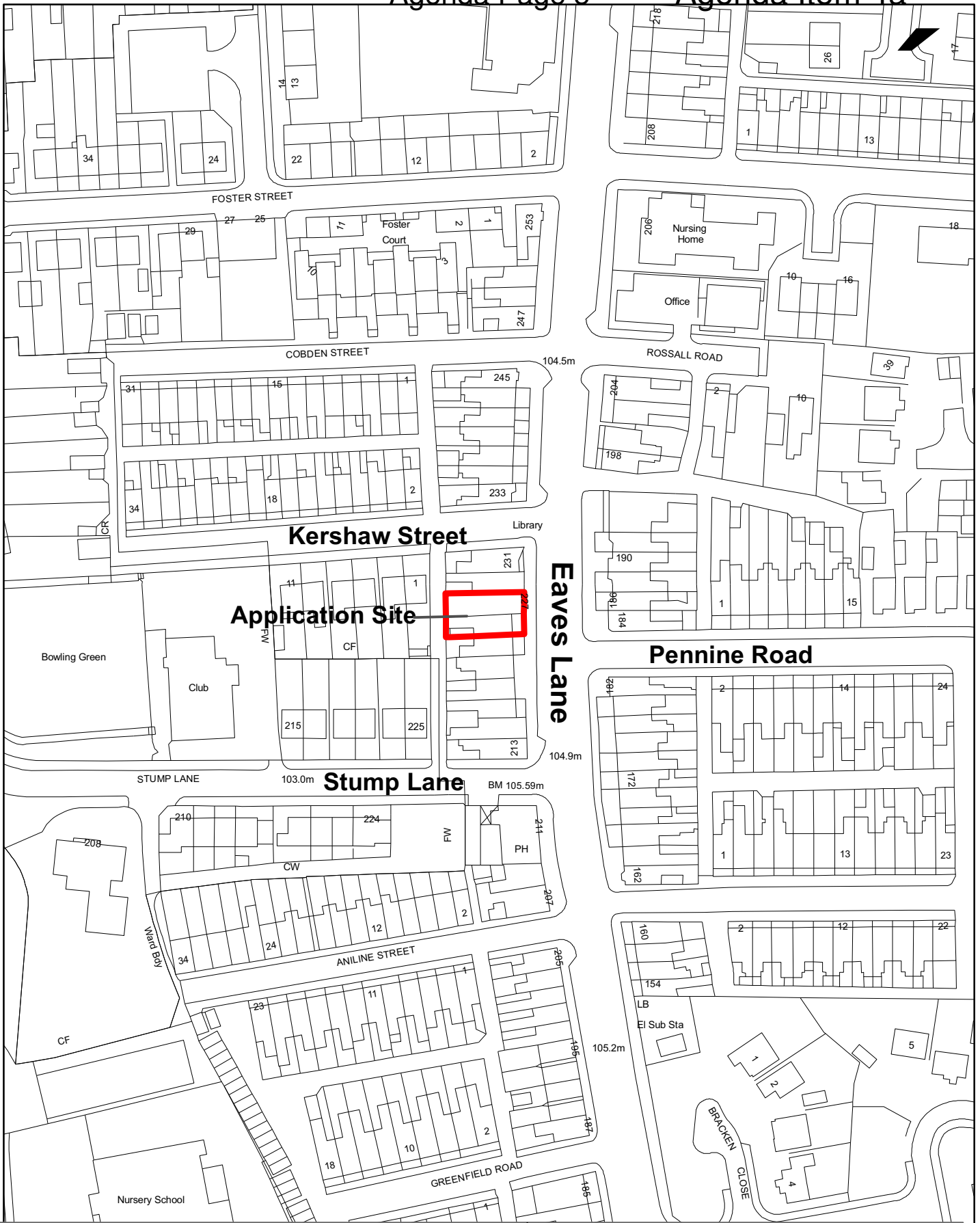
Conclusion

The proposed change of use will replace an existing surgery with larger more usable premises. It is located in the neighbour centre to serve the local community, many of whom may walk. The issue of car parking is relevant but given the nature of the centre the use is unlikely to make the situation worse given that the property could be used for a high traffic generating use such as food and drink. It is considered that the use is a valuable amenity the community benefit of which overcomes the objection on lack of off – street parking.

**Recommendation: Permit Full Planning Permission
Conditions**

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

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



Lesley - Ann Fenton
 Director of Partnerships, Planning and Policy

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Application No.

09/01016/COU

Grid Ref:

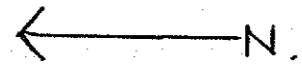
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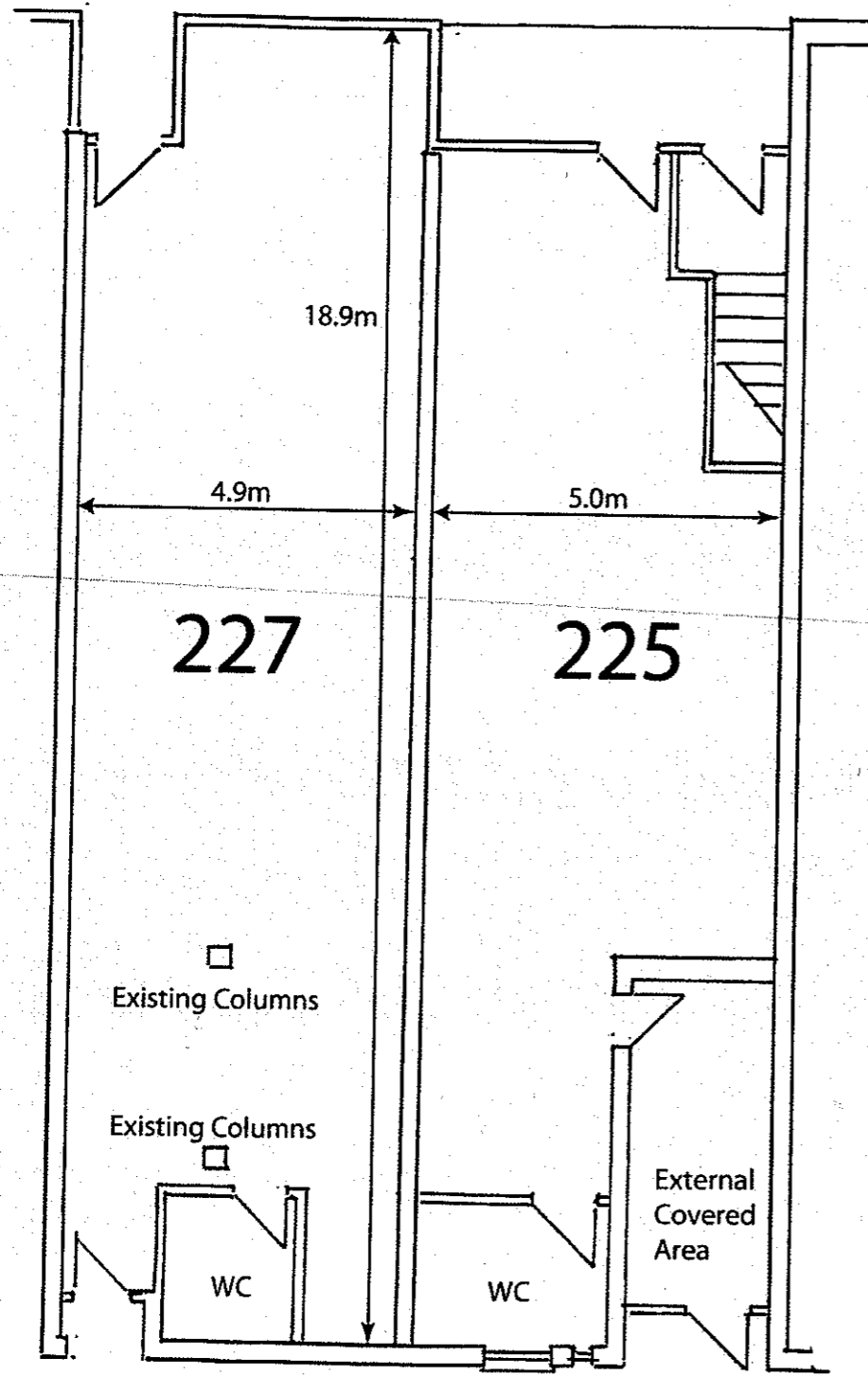
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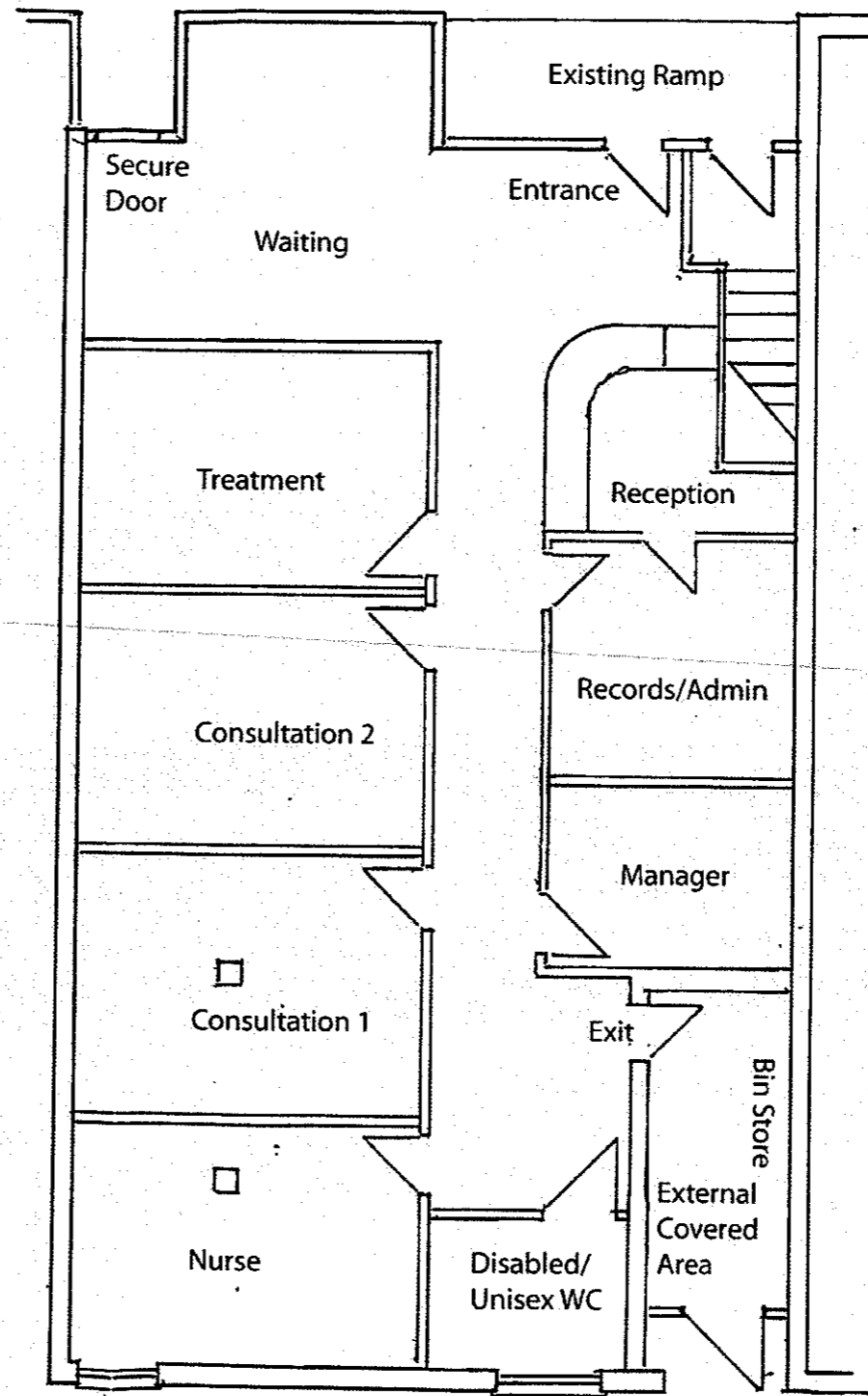
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Note: No proposed works to front elevation

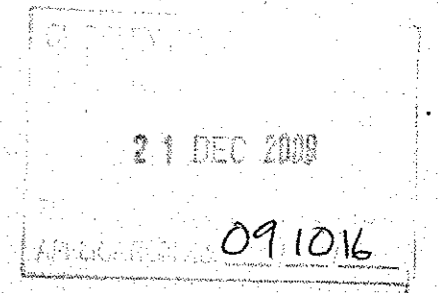


Existing Ground Floor



Note: Build up door opening,
forming new window

Proposed Ground Floor



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Item 2	10/00115/REMAJ
Case Officer	Mrs Nicola Hopkins
Ward	Clayton-le-Woods North
Proposal	Reserved Matters Application for the erection of 62 two-storey dwelling houses with associated open space, landscaping and infrastructure
Location	Land Formerly Radburn Works Sandy Lane Clayton-Le-Woods Lancashire
Applicant	Bellway Homes (North West)

Consultation expiry: 20 April 2010

Application expiry: 10 May 2010

Proposal

1. This application is a reserved matters application relating to the erection of 62 dwellings on the former Radburn Works site, Clayton le Woods. Outline planning permission was granted in January 2009 to redevelop the site for up to 100 residential dwellings. This permission was granted to Harrow Estates who owned the site. The site has now been sold to Bellway Homes who intend to redevelop the site for 62 two storey dwelling houses.
2. The site is 2.7 hectares in size. The erection of 62 dwellings on this site would result in a density of 23 dwellings per hectare. The outline approval granted up to 100 dwellings on the site which equated to a density of 37 dwellings per hectare. The proposed density is below the 30 dwellings per hectare set out within PPS3 however paragraph 47 of PPS3 does permit lower densities where there is adequate justification. It is considered that taking into consideration the characteristics of the area and the desirability to achieve high quality well- designed housing in a sustainable location ensures that in this situation a lower density can be justified on this site.

Recommendation

3. It is recommended that this application is granted conditional reserved matters planning approval subject to the associated supplemental Section 106 Agreement

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of redeveloping the site
 - Impact on the Neighbours
 - Highways
 - Affordable Housing
 - Impact on the Listed Building
 - Ecology and Trees
 - Design

Representations

5. 7 letters of objection have been received
6. **Clayton le Woods Parish Council** have no comments to make

Consultations

7. **Lancashire County Council** (Ecology) have made comments in respect of the existing and proposed trees on site
8. **Natural England** have no comments to make on the application
9. **The Environment Agency** have no objections
10. **United Utilities** have no objections
11. **Lancashire County Council (Highways)** have confirmed that they have no objection to the proposed narrowing of Radburn Bridge however initial concerns were raised in regards to the internal layout of the site. The Highway Engineer initially advised that the scheme should be refused on highway safety grounds. However following further consultation the Highway Engineer is now satisfied with the proposed scheme.
12. **Lancashire County Council (Planning Contributions)** have requested S106 contributions in respect of waste management
13. **Chorley's Parks and Open Spaces Officer (Development)** has commented on the equipped and informal open space proposed on the site
14. **Chorley's Conservation Officer** has commented on the impact on the setting of the adjacent Listed Building

Assessment

Principle of redeveloping the site

15. Outline planning permission was granted in January 2009 to redevelop the site for residential development. At outline stage all matters were reserved apart from access although the submitted layout plans demonstrated that 100 dwellings could be accommodated on the site. At outline stage the principle of developing the site was established and this application is a reserved matters application addressing the matters which were not considered at outline stage.
16. The site is previously developed, brownfield land and has previously been occupied by Tarmac for recycling of aggregates. In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land, which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land. As such the principle of redeveloping the site accords with Government guidance.

Impact on the Neighbours

17. The application site is bordered by Sandy Lane to the south of the site, Westwood Road to the east, residential properties on Barleyfield to the north and Carr Brook to the west. The Lord Nelson Public House is adjacent to the application site and the residential properties on Radburn Close are located on the opposite side of Carr Brook.
18. The main impact on neighbours resulting from the development is the relationship of the dwellings proposed along the northern boundary of the site with the properties on Barleyfield. The levels of the application site differ to the adjacent Barleyfield housing estate. The majority of the properties along Barleyfield will be at a higher land level than the proposed dwellings although 53-55 Barleyfield will be at a lower land level than the proposed dwellings.
19. Where the difference in land levels between the existing and proposer properties is less than 0.5 metres the proposed scheme demonstrates that the minimum spacing standards of 21 metres window to window distance can be achieved. Where the difference exceeds 0.5 metres greater spacing distances are achieved in

accordance with the Council's Adopted Design Guidance. The difference in land levels between plot 44 and 38 Barleyfield is approximately 1 metre (38 Barleyfield is 1 metre higher) and 24 metres window to window distance is retained. Similarly the difference in land levels between plot 30 and 39 Barleyfield is approximately 1 metre however 26 metres is retained between the 2 properties (in this situation a minimum of 12 metres if required as the rear elevation of the proposed dwelling will face the side elevation of 39 Barleyfield). In excess of 28 metres is retained between plots 26 and 27 and 53-55 Barleyfield.

20. Concerns have been raised about the difference in land levels between the application site and Barleyfield and in particular the potential loss of privacy created by the new dwellings. The property on plot 26 has an 18 metre long garden and the property on plot 27 has a 16 metre long garden. It is considered that this distance ensures that the properties will not create overlooking to garden areas of the properties to the rear which are at a lower land level. There will be a boundary fence located along this boundary to protect privacy. It has been queried whether planting can be accommodated as a screen however it is not considered that planting is an effective screen particularly as the future occupiers could remove the planting without requiring permission.
21. The properties on Radburn Close are at a lower land level than the application site. however there is the existing landscape corridor and Carr Brook between the existing properties and application site and as such it is not considered that the proposed dwellings will adversely impact on the neighbours amenities.
22. There are various land levels changes across the site and the levels increase by approximately 6 metres from the west of the site to the east of the site. This clearly will have implications on the proposed finished floor levels of the proposed dwellings. Where there are direct interface issues greater spacing distances have been incorporated in accordance with the Council's Design Guide to protect the amenities of the future residents.
23. The greatest level change occurs in the eastern portion of the site. Between plot 59 and 56 there is a 2.35 metre level increase. There is 20 metres retained between the rear elevation of plot 59 and the side elevation of plot 56, which ensures that the property at the higher land level will not create an overbearing appearance when viewed from the neighbouring property. The applicants have submitted a sectional plan through this part of the site to demonstrate how the level changes will be dealt with physically on site. The proposed land level is not significantly different to the land level presently on site. The property on plot 59 will have a garden, which slopes upwards at a gradient of 1:10 with a 900mm retaining wall close to the boundary with plot 56. The sectional plan demonstrates that the site will be gradually graded upwards from west to east to provide suitable finished floor levels which protecting the amenities of the future residents and providing usable garden areas.

Highways

24. At outline stage the only matters for consideration were the principle of redeveloping the site for housing and the proposed access arrangements. These access arrangements were approved. The site has previously been used for a number of purposes including an aggregate recycling facility which will have generated the movement of large vehicles. The current vehicle access to the site is via the car park of the adjacent public house, which is a Grade II Listed Building. There is an additional access located along Sandy Lane, which is not utilised. The proposal, which is identical to that approved at outline stage, incorporates a new vehicle access 90 metres to the east of the existing access along Sandy Lane. The existing access through the car park will be closed.

25. Consideration of the main vehicular access was undertaken at outline stage and the Highway Engineer, in regards to this application, has confirmed that he has no objection to the location point of the highway connection point on Sandy Lane. At outline stage a Transport Assessment was undertaken which demonstrated that the site could accommodate 100 dwellings. As this scheme only proposes 62 dwellings the access arrangements can accommodate the proposed scheme.
26. However the Highway Engineer initially raised the following concerns in respect of the internal layout. The internal layout is entirely unacceptable. It does not start to embrace the principles of Manual for Streets where walking and cycling are to be encouraged. The roads must also be safe and convenient for movement. At present, straight, higher speed roads are shown, with no provision for pedestrians to allow them to walk safely. In effect, access ways are shown which we stopped approving around ten years ago. So if shared surface roads are to be used, then the layout must be such that traffic speed is less than 5mph
27. Following receipt of these comments the applicants met with the Highway Engineer and the scheme has been amended to satisfy his concerns. It is considered that the amended scheme incorporates more consideration of pedestrian movements. The Highway Engineer reviewed these amendments and made additional comments in regards to access for refuse vehicles, service strips and parking arrangements. The plans were amended further following receipt of these comments and the Highway Engineer has confirmed that the comments he made have been addressed and the highways are suitable for inclusion in a S38 agreement (which is a separate legal agreement entered into with the Highway Authority).
28. The proposed scheme incorporates the erection of 2, 3, 4 and 5 bedroom properties, which require parking provision in accordance with the draft Regional Spatial Strategy Parking Standards. The originally submitted layout did not accommodate adequate parking provision however the provision has been increased, by increasing the width of the driveways, to ensure that each property accommodates an adequate amount of off street parking.
29. Where detached garage accommodation is incorporated the garages accord with the dimensions set out within Manual for Streets (i.e. 6 x 3 metres). A lot of the properties incorporate internal garages which do not accord with the Manual for Street dimensions however sufficient in curtilage alternative parking provision is provided at these properties which is considered to be adequate.
30. Concerns have been raised in respect of the proposed highway amendments to Radburn Brow/ Sandy Lane. At outline stage part of the redevelopment of the site incorporated improvements to the pedestrian facilities within the vicinity of the site. These improvements included widening the Sandy Lane footway to 2 metres, the provision of a new footway (2 metres wide)/ cycleway (1.2 metres wide) on the northern side of Radburn Bridge, which will result in a single carriageway over the bridge with priority given to westbound traffic and the provision of a footpath link to the footpath located adjacent to Carr Brook. These improvements will be secured through a separate Section 278 Agreement with the Highways Authority.
31. These improvements were approved at outline planning stage and incorporated part of the approved plans. The developers of the site have incorporated these improvements, which accord with the plans agreed at outline, on the proposed layout plan. Concerns have been raised by residents along Radburn Brow about the proposed alterations to Radburn Bridge and the proposed give way markings which will be located in front of 6 Radburn Brow. The concerns relate to cars queuing along Radburn Brow and the subsequent impact on parking along the road and access to properties. The Highway Engineer however has confirmed that the narrowing over the bridge, to provide provision for pedestrians, was approved previously and therefore no objections are raised.

32. As these highway alterations were approved at outline stage they have been accepted and approved. The alterations will require a separate legal agreement with the Highway Authority who are responsible for highway safety.

Affordable Housing

33. As part of the outline planning approval 20% affordable housing was secured on the site via a Section 106 Agreement. This provision is in accordance with Policy L5 of the Regional Spatial Strategy and Policy HS5 of the Adopted Local Plan. The Section 106 Agreement secured a tenure split of 79% rented affordable units and 21% shared ownership affordable units.
34. The current scheme accommodates 62 dwellings. 20% of 62 equates to 12.4 and the applicants are proposing to accommodate 12 affordable units on the site. On the proposed layout the affordable units are plots 7 to 18 inclusive. These properties incorporate 8 three bedroom units and 4 two bedroom units and it is expected that 9 of the units will be rented and the remaining three will be intermediate accommodation.
35. The Section 106 Agreement specified 21% shared ownership however the Registered Social Landlord's have experienced problems with this affordable housing model due to the current economic climate and difficulties with getting a mortgage. As such the applicants are happy to accept a supplemental agreement which refers to intermediate accommodation rather than shared ownership. Additionally as 20% equates to 12.4 the 0.4 element will be calculated as a commuted sum to be spent off site on affordable housing. This will form part of the supplemental agreement.

Impact on the Listed Building

36. The Lord Nelson Public House is a Grade II Listed Building and is adjacent to the site. As such the impact on the setting of the listed building is a consideration as part of this application. The Council's Conservation Officer has reviewed the proposals in terms of the impact upon the Lord Nelson public house and upon the Former Engine House, Sandy Lane, a Locally Important Building.
37. In the Conservation Officer's view the setting of these two buildings will not be unacceptably harmed by the development proposed. He considers that the setting of the listed building has been severely compromised since the Victorian period, when the Radburn Works were first constructed. The removal of the industrial wasteland adjacent to these buildings and in particular the inclusion of a significant amount of planting will both safeguard and enhance their setting.

Ecology and Trees

38. Although the site has been cleared of the previous buildings and hardstanding a significant amount of trees have been retained particularly along the southern boundary and in the eastern portion of the site. Some of the trees within the eastern portion of the site are protected by Tree Preservation Order 2 (Whittle le Woods/ Brindle) 1968 however due to the age of this TPO the Council's Arboricultural Officer is currently remaking the TPO for this site.
39. The submitted layout plan demonstrates which trees will be retained as part of the proposal and the Arboricultural Officer has confirmed that this accords with the TPO he is making. The application is supported by a Tree Survey which demonstrates that there will be some tree removal within the site however replacement planting will be incorporated as part of the landscape proposals.

40. The submitted information has been forwarded to the Ecologist at Lancashire County Council who commented on the proposals to remove major deadwood from many of the trees where deadwood should be retained where possible and the proposed landscaping mix, which was considered to be unacceptable due to the use of non-native species.
41. These comments were forwarded onto the applicants who confirmed that the trees require removal of deadwood from a health and safety perspective. The Ecologist cannot insist that deadwood is retained in unsafe situations and as a compromise it has been agreed that where trees need to be removed for safety grounds then a rustic garden feature would be appropriate. In regards to the proposed species the landscaping plan layout has been amended to include native tree species at the site boundaries and woodland area. The Ecologist considers that this is now appropriate.

Section 106 Agreement

42. The original outline planning approval had an associated Section 106 Agreement, which is carried over to this application as this application is a reserved matters application associated with the original outline approval. The Section 106 Agreement includes clauses in respect of on site informal and equipped open space, an off site contribution to the nearby trim trail and 20% affordable housing.
43. The Agreement specifically referred to the sizes of the onsite informal and equipped play space, which were based on the erection of 100 dwellings. As the scheme now proposes less than 100 dwellings the size of the open space has decreased (although the informal open space has actually increased). The changes to the size of these areas of open space is considered to be acceptable for the size of scheme proposed however a supplemental Section 106 Agreement will be required to amend the sizes of these areas and the subsequent maintenance commuted sums although it is likely that these areas will be privately managed and not adopted by the Council
44. The supplemental agreement will also incorporate the changes to the affordable housing clauses as set out in paragraph 35.
45. Lancashire County Council's Planning Contributions section have submitted a request for S106 contributions. However the contributions were agreed at outline planning stage and further requests cannot be justified in respect of a reserved matters application.

Design

46. The proposals incorporate the erection of 62 two storey residential dwelling houses. It is considered that taking into consideration the character of the surrounding residential area two storey dwellings are appropriate within this location.
47. The scheme incorporates two areas of public open space, which will be overlooked by the proposed housing and will benefit the future residents. Additionally a footpath link will be provided from the site to the public house car park and to Carr Brook.
48. The design of the houses reflects the surrounding area incorporating render, stone and red brick. Some of the larger properties incorporate rear balconies however these have been sited to ensure that they do not create overlooking issues to the detriment of the neighbours amenities.

Overall Conclusion

49. The principle of redeveloping the site for residential development was established with the grant of outline planning permission. It is considered that the scheme represents appropriate development of a brownfield site within a sustainable location and will provide a proportion of affordable housing within the Borough.

Other MattersFlood Risk

50. The site falls within Flood Zone 1 and the site is located within 5m of Carr Brook which is a main river under the Environment Agencies jurisdiction. The river flows from the north along the western boundary of the site continuing to the south entering the Swansey Lane culvert. The capacity of this culvert is known to be an issue and has caused flooding along Carr Brook in the past. As such a Flood Risk Assessment (FRA) was produced at outline stage and a supplemental FRA has been produced in support of this application.
51. This supplemental FRA has been forwarded to the Environment Agency for comment who have confirmed that the information is acceptable in regards to surface water attenuation at the site.

Waste Collection and Storage

52. Following comments received from the Highway Engineer the internal road layout was amended and tracking plans have been provided which demonstrate access for waste collection vehicles. The Council's Waste and Contaminated Land Officer has reviewed the plans and confirmed that he has no objections from a waste storage and collection perspective.

Sustainability

53. Prior to the determination of the outline application the first policy document, Sustainable Resources Development Plan Document (DPD), within Chorley's new Local Development Framework (LDF), the new style Local Plan, was adopted. To ensure that the future reserved matters applications accord with Policy SR1 of the Sustainable Resources DPD conditions were attached to the approval.
54. The applicants have submitted a Sustainability Statement in support of this application and in association with conditions 9 and 10 attached to the outline planning approval. The Statement confirms that the affordable houses will be constructed to comply with Code for Sustainable Homes Level 3, the site levels have been generated to minimise earthwork arisings reducing the volume of waste disposed to landfill, good horticultural practices will be employed, eco-labelled white goods will be provided/ encouraged, condensing boilers will be provided to all plots, insulating materials will be utilised along with sustainable locally sourced products. Surface water run-off will be dealt with in a sustainable manner and the detached dwellings will have a water butt.
55. Additionally the statement confirms that any dwellings commenced after 2010 will be constructed in order to fully comply with Code for Sustainable Homes Level 3.

Planning PoliciesNational Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25, PPG17

North West Regional Spatial Strategy

Policies: DP1, DP7, RDF1, W3, W4, L4, L5, RT9, EM5, EM15, EM16, EM17

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, GN9, EP4, EP9, EP17, EP18, HS4, HS5, HS6, HS21, TR1, TR4, TR18, EM9

Supplementary Planning Guidance:

- 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

02/00751/OUTMAJ- Outline application for Residential Development (2.8 hectares).
Withdrawn

08/00739/SCREEN- EIA Screening Opinion. No EIA required

08/01079/OUTMAJ- Outline application for residential redevelopment incorporating ancillary open space, landscaping and associated infrastructure. Approved January 2009

Recommendation: Approve Reserved Matters**Conditions**

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 08/01079/OUTMAJ)

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:
BHWL78/01 Rev S	1 st April 2010	Planning Layout
01-11 Rev B	1 st April 2010	Refuse Vehicle Tracking
2H22	8 th February 2010	2 Bed Mews
3LA2 Rev A	8 th February 2010	3 Bed Detached
3PI2 Rev A	8 th February 2010	3 Bed Detached/ End Mews
3RA2 Rev A	8 th February 2010	3 Bed Detached/ End Mews
4B02 Rev A	8 th February 2010	4 Bed Detached
4CA2 Rev A	8 th February 2010	4 Bed Detached (Plot 62 only)
4CA2 Rev A	8 th February 2010	4 Bed Detached (Plots 25, 26, 52, 53 and 56)
4CA2 Rev A	8 th February 2010	4 Bed Detached Floor Plans
4FB2 Rev A	8 th February 2010	4 Bed Detached
4HA2 Rev A	8 th February 2010	4 Bed Detached (Plot 1 only)
4HA2 Rev A	8 th February 2010	4 Bed Detached (Plot 2 only)
4HA2 Rev A	8 th February 2010	4 Bed Detached (Plot 3 only)
4OR2 Rev A	8 th February 2010	4 Bed Detached
4PR2 Rev B	19 th March 2010	4 Bed Detached
5GA2 Rev C	19 th March 2010	5 Bed Detached
5GA2 Rev C	19 th March 2010	5 Bed Detached Floor Plans
LDS-137-01A	19 th March 2010	Landscape Master Plan
5TA2 Rev A	8 th February 201	5 Bed Detached
5TA2	8 th February 201	5 Bed Detached Floor Plans
	8 th February 2010	Double Garage and Games Room (Plots 53/54, 55 and 58 only)
		Garage and Fence Details
P.083.09.02 Rev A	8 th February 201	Arboricultural Implications
P.083.09.01	8 th February 201	Tree Survey
LDS-137-02	8 th February 201	Equipped Play Area
BHWL78/04	8 th February 201	Site Location Plan
BHWL78/02 Rev A	8 th February 201	Street Scenes
BHWL78/03 Rev A	8 th February 201	Street Scenes
01-10	25 th March 2010	Proposed Section Plots 40, 59, 56 & 54

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

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. 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.

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

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

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 and HS4 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. No dwelling hereby permitted shall be occupied until the highway alterations to the site access with Sandy Lane have been completed 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.

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 plans which have been submitted to and approved 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

11. The surface water drainage scheme for the development hereby approved shall be carried out in accordance with the submitted supplemental flood risk assessment prepared by Lees Roxburgh Ltd (Report number 103524 dated March 2010)

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

12. 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.

13. The pedestrian and cycle improvements to Sandy Lane and Radburn Bridge, specified on the approved plans, shall be constructed and completed prior to the occupation of the dwellinghouses hereby permitted.

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

14. Prior to the commencement of the development hereby permitted the further investigation works and any proposed remediation shall be carried out in accordance with the recommendations set out in the submitted Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (reference AJH/C1307/865) and in accordance with a suitable remediation strategy. The further works shall include a complete gas monitoring programme to adequately characterise risks to the proposed end users from ground gases; installation of suitable gas protection measures (where required); investigation of the extent of hydrocarbons and of peat to identify removal or treatment as required; where the remedial strategy dictates import clean cover into garden and landscaping areas (600mm and 450mm respectively) and validation of cover system. The further works and suggested remedial measures recommended in Section 9 and 10 of the submitted report.

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

15. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

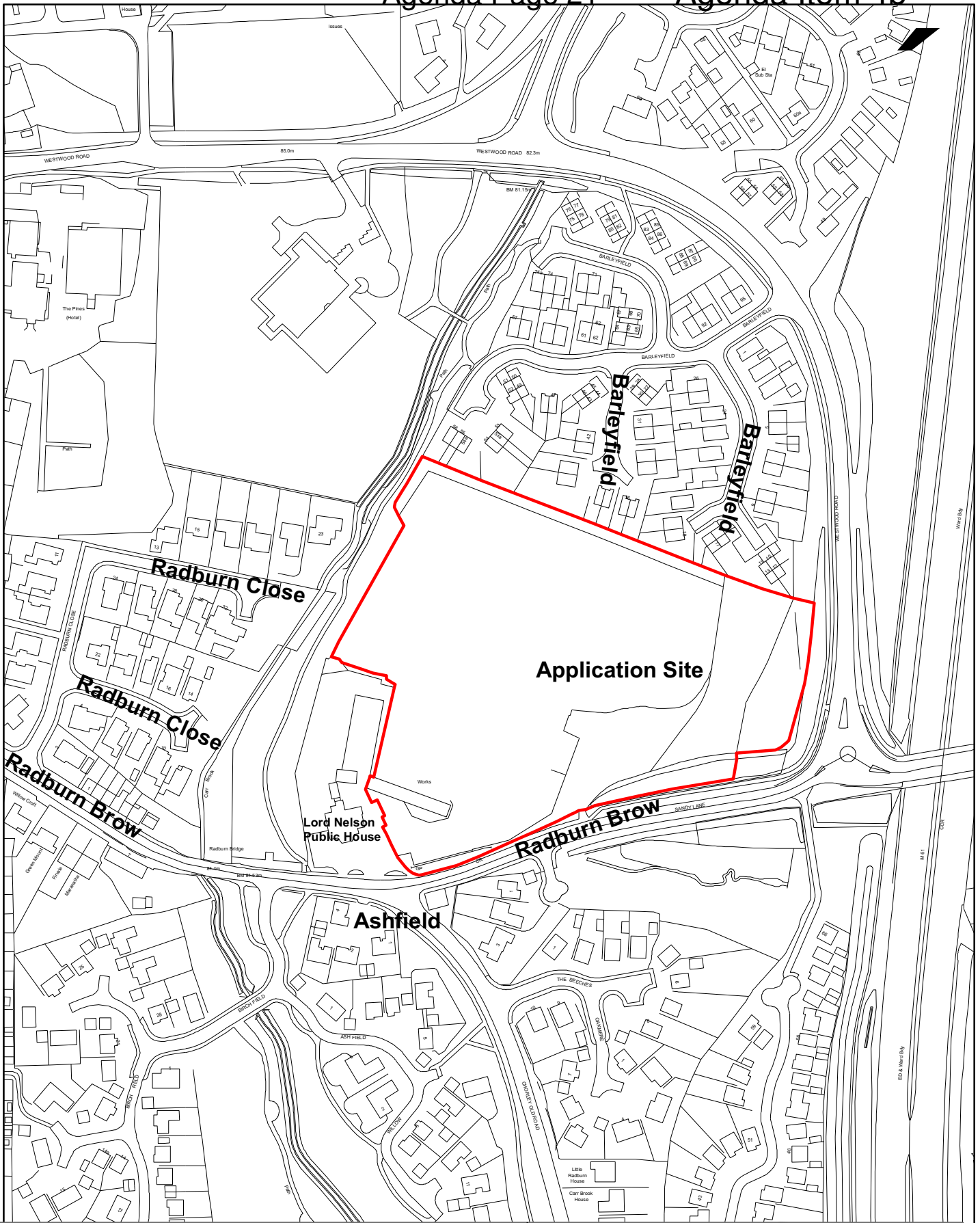
17. No development shall take place until a programme of archaeological work has been implemented in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

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.

18. Prior to the commencement of the development hereby permitted the vehicular access link through the car park of the Lord Nelson Public House shall cease to be used. Full details of the measures to be implemented to prevent vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of the proposed pedestrian/ cycle link. The development thereafter shall be carried out in accordance with the approved scheme.

Reason: To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

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Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.

10/00115/REMMAJ

Grid Ref:

E: 358109
 N: 423276

Scale:

1:2,500

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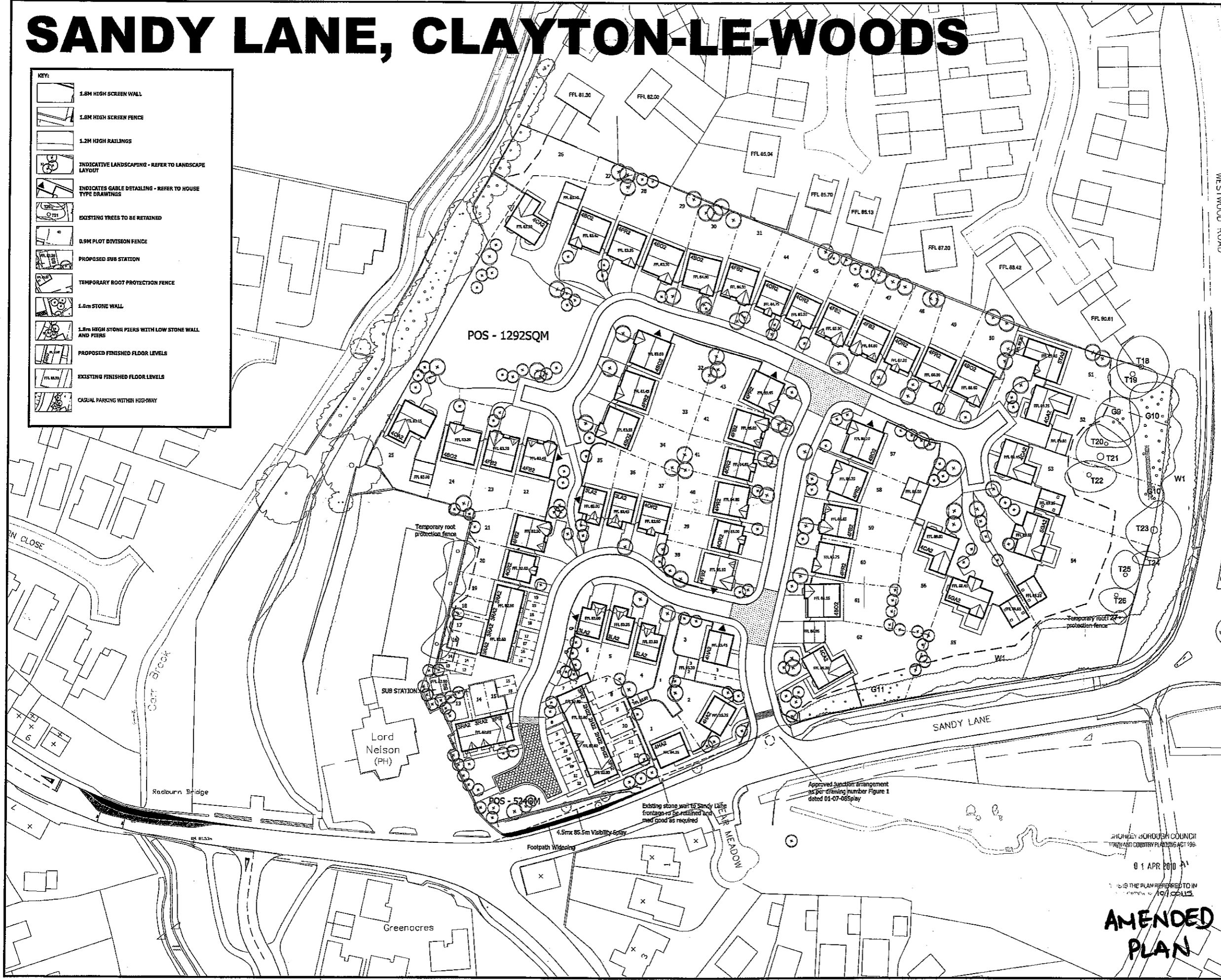
SANDY LANE, CLAYTON-LE-WOODS

KEY:

	1.8M HIGH SCREEN WALL
	1.8M HIGH SCREEN FENCE
	1.2M HIGH RAILINGS
	INDICATIVE LANDSCAPING - REFER TO LANDSCAPE LAYOUT
	INDICATES CABLE DETAILING - REFER TO HOUSE TYPE DRAWINGS
	EXISTING TREES TO BE RETAINED
	0.9M PLOT DIVISION FENCE
	PROPOSED SUB STATION
	TEMPORARY ROOT PROTECTION FENCE
	1.8m STONE WALL
	1.8m HIGH STONE PIERS WITH LOW STONE WALL AND PIERS
	PROPOSED FINISHED FLOOR LEVELS
	EXISTING FINISHED FLOOR LEVELS
	CASUAL PARKING WITHIN HIGHWAY

- NOTES:**
- 1) All blocks/footprints to be checked by the Client
 - 2) All boundaries to be checked against title by the Client
 - 3) For details of structural works, retaining walls, highway surfacing etc refer to Engineers details
 - 4) For details of landscaping proposals etc refer to separate specialist drawings
 - 5) Unless otherwise stated, all hard landscaping to be in situ
 - 6) Layout subject to Planning and Highway comments
 - 7) Roof arrangements are indicative - refer to house type drawings for accurate details

NO	DESCRIPTION	DATE	BY	CHK
1	PROPOSED LAYOUT	10/12/09	TJA	
2	AMENDED LAYOUT	01/04/10	TJA	
3	AMENDED LAYOUT	10/04/10	TJA	
4	AMENDED LAYOUT	10/04/10	TJA	
5	AMENDED LAYOUT	10/04/10	TJA	
6	AMENDED LAYOUT	10/04/10	TJA	
7	AMENDED LAYOUT	10/04/10	TJA	
8	AMENDED LAYOUT	10/04/10	TJA	
9	AMENDED LAYOUT	10/04/10	TJA	
10	AMENDED LAYOUT	10/04/10	TJA	
11	AMENDED LAYOUT	10/04/10	TJA	
12	AMENDED LAYOUT	10/04/10	TJA	
13	AMENDED LAYOUT	10/04/10	TJA	
14	AMENDED LAYOUT	10/04/10	TJA	
15	AMENDED LAYOUT	10/04/10	TJA	
16	AMENDED LAYOUT	10/04/10	TJA	
17	AMENDED LAYOUT	10/04/10	TJA	
18	AMENDED LAYOUT	10/04/10	TJA	
19	AMENDED LAYOUT	10/04/10	TJA	
20	AMENDED LAYOUT	10/04/10	TJA	
21	AMENDED LAYOUT	10/04/10	TJA	
22	AMENDED LAYOUT	10/04/10	TJA	
23	AMENDED LAYOUT	10/04/10	TJA	
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26	AMENDED LAYOUT	10/04/10	TJA	
27	AMENDED LAYOUT	10/04/10	TJA	
28	AMENDED LAYOUT	10/04/10	TJA	
29	AMENDED LAYOUT	10/04/10	TJA </tr	



- | NO | DESCRIPTION | DATE | BY | CHK |
|----|--|----------|-----|-----|
| 1 | 0.5m SERVICE VERGE AND INDICATIVE TRAFFIC CALMING ADDED | 01-04-10 | TJA | |
| 2 | TURNING HEAD ADJACENT PLOTS 7-32 | 28-03-10 | TJA | |
| 3 | PLOTS 59, 60 & 62 ENC BOUNDARIES AMENDED | 25-03-10 | TJA | |
| 4 | LOT 59 GARAGE REPOSITIONED | 26-03-10 | TJA | |
| 5 | PLOTS 54 & 55 AMENDED | 26-03-10 | TJA | |
| 6 | AMENDED TO HIGHWAY | 26-03-10 | TJA | |
| 7 | AMENDED TO PLANNING/HIGHWAY OFFICER COMMENTS | 22-03-10 | TJA | |
| 8 | 0.5m SERVICE VERGE AND INDICATIVE TRAFFIC CALMING ADDED | 01-03-10 | TJA | |
| 9 | OFFSITE HIGHWAY DESIGN SHOWN | 26-02-10 | TJA | |
| 10 | REAR ACCESS TO PLOT 16-19 | 02-02-10 | TJA | |
| 11 | AMENDED | 28-01-10 | TJA | |
| 12 | HOUSE TYPE NAMES & TREE TEMP FENCE PROTECTION UPDATED | 28-01-10 | TJA | |
| 13 | FOOTPATH TO POS REMOVED | 28-01-10 | TJA | |
| 14 | VARIOUS TWEAKS | 27-01-10 | TJA | |
| 15 | PLOT 51, 52, 54, 55 GARAGES UPDATED, STONE WALLING ADDED | 26-01-10 | TJA | |
| 16 | PLOT 20 TWEAKED, PLOT 23 GARAGE MOVED, MIX UPDATED | 25-01-10 | TJA | |
| 17 | HOUSE TYPES BUILT UPDATED | 23-01-10 | TJA | |
| 18 | PROTECTION FENCE AMENDED | 23-01-10 | TJA | |
| 19 | LAYOUT AMENDED | 12-01-10 | TJA | |
| 20 | LAYOUT AMENDED | 12-01-10 | TJA | |
| 21 | LAYOUT AMENDED | 12-01-10 | TJA | |

Bellway

Client: **BELLWAY HOMES**

Project: **FORMER RABURN WORKS, SANDY LANE, CHORLEY**

Title: **PLANNING LAYOUT**

Date: 10-12-09 Drawn: TJA

Scale: 1:500 @ A1 Dwg No: BHWL78/01 S

Astle

01 APR 2010

AMENDED PLAN

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Item 1 **09/00985/OUTMAJ**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South West**

Proposal **Outline application for the erection of 15 affordable dwellings, following the demolition of the existing commercial premises**

Location **Chorley Motor Auction Cottam Street Chorley PR7 2DT**

Applicant **J B Loughlin (Contractors) Ltd**

Consultation expiry: 17 March 2010

Application expiry: 17 May 2010

Proposal

1. The application is an outline application for the erection of 15 affordable dwellings at the site. The proposal also involves the demolition of the existing on site commercial premises. The matters under consideration as part of this application are access, layout and the principle of redeveloping the site for housing. Matters in respect of design and landscaping will be dealt with at reserved matters stage in the event that outline planning permission is forthcoming.
2. The site occupies 0.254 hectares. The proposed development of 15 dwellings equates to a density of 59 dwellings per hectare. Government guidance contained in PPS3 recommends that a minimum density of 30 dwellings per hectare should be achieved on new residential development schemes. It is considered that within this sustainable location close to the town centre a high density development is appropriate and will achieve additional affordable housing within the Borough.

Recommendation

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

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Proposed Residential Development
 - Affordable Housing
 - Impact on the Neighbours' amenities
 - Highway Safety and Traffic
 - Section 106 Agreement
 - Ecology

Representations

5. 1 letters of objection have been received
6. 1 letter has been submitted from Prontoprint raising concerns in respect of the continued use of their building

Consultations

7. **Director of People and Places** has no objection subject to suitable conditions.

8. **Planning Policy** have commented in respect of Policy HS7 and Sustainable Resources
9. **United Utility** have no objection subject to various conditions/informatives
10. **Lancashire County Council (Ecology)** has no objection subject to appropriate conditions
11. **Lancashire County Council (Planning Contributions)** have requested S106 contributions in respect of education and waste management
12. **The Council's Parks and Open Spaces Officer (Development)** has commented in respect of equipped play space provision
13. **The Architectural Design and Crime Reduction Advisor** has commented on security issues for the future dwellings
14. **The Council's Waste & Contaminated Land Officer** has commented in respect of waste storage and collection
15. **Chorley's Strategic Housing Section** have commented in respect of the proposed tenure and housing mix

Assessment

Proposed Residential Development

16. The site is allocated within the local plan under Policy HS7 which relates to redevelopment for housing. The site consists of old buildings, which have historically been in employment use, and the two storey building currently used by Prontoprint. Policy HS7 states that in the interests of sustainability it is important to retain employment opportunities within town centres at locations well served by public transport and close to residential areas. However certain sites and existing uses can cause significant amenity and environmental problems. The Policy identifies such sites where favourable consideration will be given for residential development and this site is included within the list of identified sites.
17. The site falls to be considered previously developed land in accordance with advice contained in PPS3, which is the preferred location for residential development. Additionally the site has been identified as a preferred location for residential redevelopment within the Borough and as such it is considered that in principle the redevelopment of the site for residential purposes has been established

Affordable Housing

18. The application has been submitted for a wholly affordable housing scheme at the site. Following discussions with the agent for the application it is understood that JB Loughlin Builders will build the properties for the Registered Social Landlord (RSL) and the properties will be rented accommodation.
19. The builders have been in discussions with Progress Housing Group (RSL) as a potential RSL for the properties. Progress Housing have confirmed that they are interested in the proposed affordable houses however this is subject to a successful bid to the Homes and Community Agency. If the bid is successful then the properties will be available for social rent.

20. The Head of Housing has confirmed that the proposed housing mix (4 two bedroom, 10 three bedroom and 1 four bedroom dwellings) is an acceptable affordable housing mix however concerns have been raised in respect of 100% rented accommodation as it would be preferred to see a mix of rented and intermediate accommodation (on a split of 80% (12 units) rented and 20% (3 units) intermediate accommodation). Strategic Housing are discussing this issue further with the RSL from a viability perspective.

Impact on the Neighbours' amenities

21. The area surrounding the application is predominantly residential with a mixture of terraced, semi-detached and detached dwellings including 2 storey properties and bungalows.

22. The residential properties immediately adjacent to the site are 11 Cottam Street and 18 Coventry Street which are two storey terraced properties and 5 Lichfield Road which is a detached bungalow.

23. The submitted proposals incorporate the erection of 12 dwellings along Lichfield Road, accommodated in 2 terrace rows with 6 properties in each row, the erection of a pair of semi-detached dwellings at the rear of the site and erection of a detached dwelling at the rear of the site

24. The side elevation of plot 12 will be located close to the boundary with the rear garden areas of 11 Cottam Street and 18 Coventry Street (although there is a public footpath between the site boundary and the boundary with the existing dwellings which will be retained). Although the scale of the properties will be dealt with at reserved matters stage the submitted Design and Access Statement states that the dwellings will be two storey (with an approximate eaves height of 5.1 metres and an approximate ridge height of 7.5-8 metres).

25. It is not considered that a 2 storey dwelling adjacent to the boundary with these properties will adversely impact on the amenities of the residents. The proposed dwelling is sited to the north west of the existing properties and as such will not lead to a significant loss of light. A two storey dwelling is not considered to be overbearing and a condition will be attached to a positive recommendation restricting windows to habitable rooms in the end gable of plot 12 to ensure that there is no loss of privacy to the existing residents.

26. The side elevation of plot 1 will be located close to the boundary with 5 Lichfield Road (although the properties will be separated by proposed parking for the future residents of Plot 1). The proposed dwelling is set further back into the site than the building line of the existing properties, this is necessary to achieve frontage parking along Lichfield Road, which has resulted in the proposed property extending further back than the rear wall of 5 Lichfield Road.

27. Due to the distance retained between the existing dwelling and the proposed dwelling it is not considered that the proposed dwelling will adversely impact on the outlook from the rear windows of 5 Lichfield Road. Concerns have been raised in regards to loss of light. Due to the orientation of the properties it is likely that the proposed dwelling will impact on the light at 5 Lichfield Road to a degree however this will mainly be during the morning and the impact will only be minimal. As such it is not considered that the impact will be to a degree which warrants refusal.

28. The rear elevation of the proposed dwellings on plots 13 and 14 will face the garden boundary with 5 Lichfield Road however the proposed dwellings are sited 17 metres away from the common boundary, which is considered to be an adequate distance away to ensure the neighbours' amenities are protected.

29. Internally within the application site the properties on plots 13 and 15 are located to the rear of the proposed dwellings along Lichfield Road. There is adequate space retained between the properties however to ensure the amenities of the future residents are protected and conditions can be attached ensuring that windows to habitable rooms are not located within elevations which could create overlooking.
30. Prontoprint have accommodation on the application site, which is proposed to be demolished as part of the application. Concerns have been raised by the occupiers as they have 5 years on their lease and concerns over parking. The agent for the application has confirmed that the lease will be honoured and the development can be phased with plots 1-6 and 13/14 making up phase 1 with the remainder of the properties constructed at a later phase. Prontoprint have 6 parking spaces which will be retained and any rights of way will be maintained along with minimising disruption during construction.
31. It is not considered that the proposed dwellings will adversely impact on the amenities of the existing or future residents.

Highway Safety and Traffic

32. It is proposed to access the development via Lichfield Road with frontage parking created for the properties proposed along Lichfield Road and a parking court arrangement for the properties at the rear of the site. This site is located within a very sustainable location close to Chorley Town Centre and alternative modes of transport. Due to the location of this site the Highway Engineer at Lancashire County Council has confirmed that 150% parking can be provided for the 2/3 bedroom properties although additional parking will be required for larger properties and a minimum of 10% of the parking bays should be set out for the mobility impaired.
33. The proposed scheme incorporates 14 two/three bedroom dwellings and 1 four bedroom dwelling. The amended scheme includes 25 parking spaces including 2 spaces for the mobility impaired which is considered to be acceptable for this sustainable location.
34. Concerns have been raised about the additional traffic created by the development. The Highway Engineer has not raised any objections to the proposals and has sited the possible benefits of the scheme taking into consideration the current use of the premises as a motor auction which can create parking problems
35. The Highway Engineer has stated that Cottam Street is not suitable for redevelopment without being made up and adopted. However it is not proposed to provide vehicular access to the site via Cottam Street.
36. There is an existing garage block along Lichfield Road which will be removed as part of the development. It is not clear how many of these garages are currently utilised however no concerns have been raised from either residents or the Highway Engineer in respect of the loss of this garage accommodation.

Section 106 Agreement

37. The submitted application incorporates the erection of 15 affordable housing which will be managed by a Registered Social Landlord. The Section 106 Agreement associated with this development will include a clause for the erection of 15 affordable units on this site. the split will be dependent on further discussions with the potential RSL for the site.
38. The Section 106 Agreement will also include a clause requiring £19,905 for the provision of equipped play space within the Borough.

39. Lancashire County Council Planning Contributions have requested Section 106 contributions in respect of education and waste management. As Chorley Council have not signed up to the County's contribution paper any request is assessed in regards to Circular 05/2005 and the 5 tests of this Circular. The request from LCC for a S106 contribution for waste management and education has not been fully justified and as such it is not considered that such a request would meet the tests of the Circular.

Ecology

40. The proposals involve the demolition of existing buildings on site and the application is accompanied by a Bat Survey in respect of the existing buildings on site. The Ecologist at Lancashire County Council has reviewed this document and has not raised any objection subject to suitably worded conditions/ informatives.
41. 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.
42. 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.
43. A Bat survey has been undertaken on the site and 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

Overall Conclusion

44. The proposed development will contribute to the Council's Corporate Priorities of providing additional affordable dwellings within the Borough. The site is a brownfield, sustainable location and will provide 100% affordable accommodation for which there is a need within the Borough. It is not considered that the proposal will adversely impact on neighbour amenity or highway safety and as such are considered to be acceptable.

Other Matters

Sustainability

45. 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 15% reduction in energy consumption and accord with Code for Sustainable Homes.
46. The application was accompanied by a Sustainability Statement which was updated following receipt of further comments from Planning Policy. Following this amended document Planning Policy consider that sufficient information has been provided to demonstrate compliance with criterion (a) of Policy SR1.
47. 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

48. The Council's Waste and Contaminated Land Officer initially commented on the scheme in respect of storage facilities for bins and collection points. Following receipt of these comments the agent for the application has amended the layout plan to demonstrate in curtilage storage facilities and collection points. Plots 1, 6, 7 and 12 have the facility to bring the bins to Lichfield Road for collection whereas the rest of the properties will have designated bin collection points.

49. The Waste and Contaminated Land Officer has considered the amended layout and confirmed that the solution appears satisfactory.

Non- material planning considerations

50. Concerns have been raised about continued maintenance arrangement for the gable end of the neighbouring dwelling house. This is a private issue which will require agreement with the land owners.

51. It is not considered that noise generation from the proposed properties will be greater than a typical dwelling house and as such will not have an adverse impact on the existing residents. Additionally the previous use of the site is as a motor auction and there is the potential to use the site for alternative employment uses on this site which have the potential to generate significantly higher noise levels than the proposed development. A condition will be attached to the recommendation restricting construction hours due to the residential nature of the surrounding area.

52. Concerns have been raised about the demolition of the existing building, which it is understood contains asbestos. This is separate to the planning system and will be subject to Building Control regulations.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25

North West Regional Spatial Strategy

Policies: DP1, DP4, DP7, RDF1, L4, RT9, EM5, EM15, EM16, EM17

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, GN9, EP17, EP18, HS4, HS7.3, TR1, TR4

Supplementary Planning Guidance:

- 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

9/78/913- New Roof to Existing Garage. Approved October 1978

9/82/604- Change of Use of Tyre Depot to Health Club. Approved November 1982

03/01327/ADV- Display of internally illuminated fascia sign, two flat signs and sign on yard entry. Approved March 2004

03/01328/COU- Change of use from former gym premises to a photocopying, art design studio and general office. Approved January 2004

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

1. An application for approval of the reserved matters (namely 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 approved plans are:

Plan Ref.	Received On:	Title:
09/120/P01	8 th December 2009	Location Plan
09/120/P01 Rev B	30 th March 2010	Proposed Site Plan
	15 th February 2010	Topographical Survey

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

3. 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.

4. 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.

5. 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.

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

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

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

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

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

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

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

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

10. 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.

11. The development hereby permitted shall be carried out in accordance with the bat mitigation proposals set out within Section 5 of the Bat Survey undertaken by ERAP Consultant Ecologists dated 30th January 2010.

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

12. 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 Government advice contained in PPS25: Development and Flood Risk

13. 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

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

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

15. The application for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change in accordance with the submitted Sustainability Statement prepared by Lawson Margerison Partnership Ltd received 8th December 2009 and the Sustainability Statement Revision A dated 9th March 2010. The approved details shall be fully implemented and retained in perpetuity.

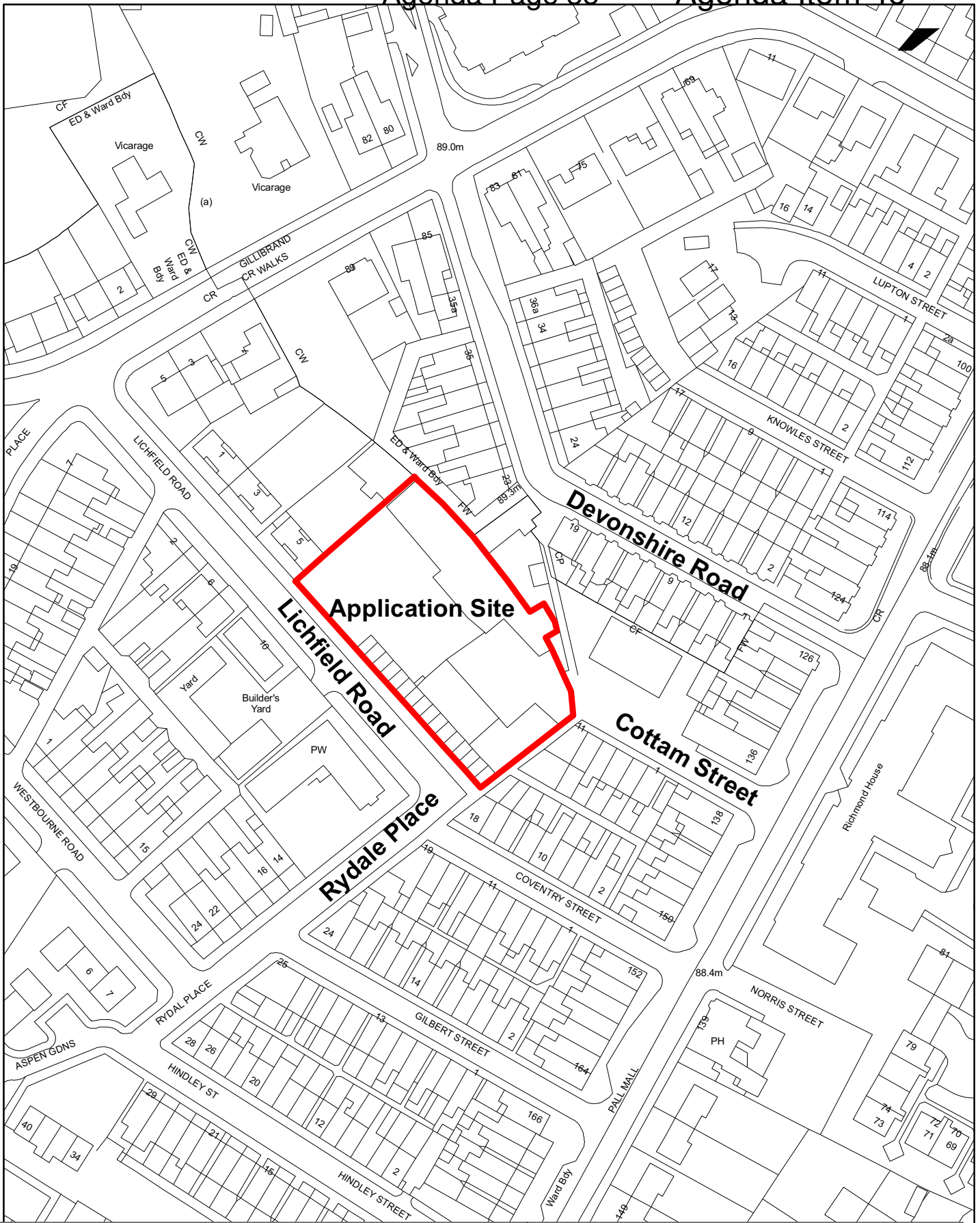
Reason: To ensure the proper planning of the area. In accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policies EM16 and EM17 of the North West Regional Spatial Strategy and Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

16. The application for approval of reserved matters shall be accompanied by a Design Stage assessment and related certification demonstrating that the proposed development will be constructed to achieve the relevant Code for Sustainable Homes level. 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. In accordance with Policy SR1 of the Sustainable Resources DPD, renewable or low carbon energy sources must be installed to reduce the predicted carbon emissions of the development by at least 15% (increasing to 20% from 2015). To demonstrate that this has been achieved, the Design Stage certification must show that the proposed development will achieve 2 credits within Issue Ene 7: Low or Zero Carbon Technologies. The approved details shall be fully implemented and retained in perpetuity.

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. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a final Code Certificate has been issued certifying that the required Code Level and 2 credits under Issue Ene7 has been achieved and the certificate has been submitted to and approved 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.

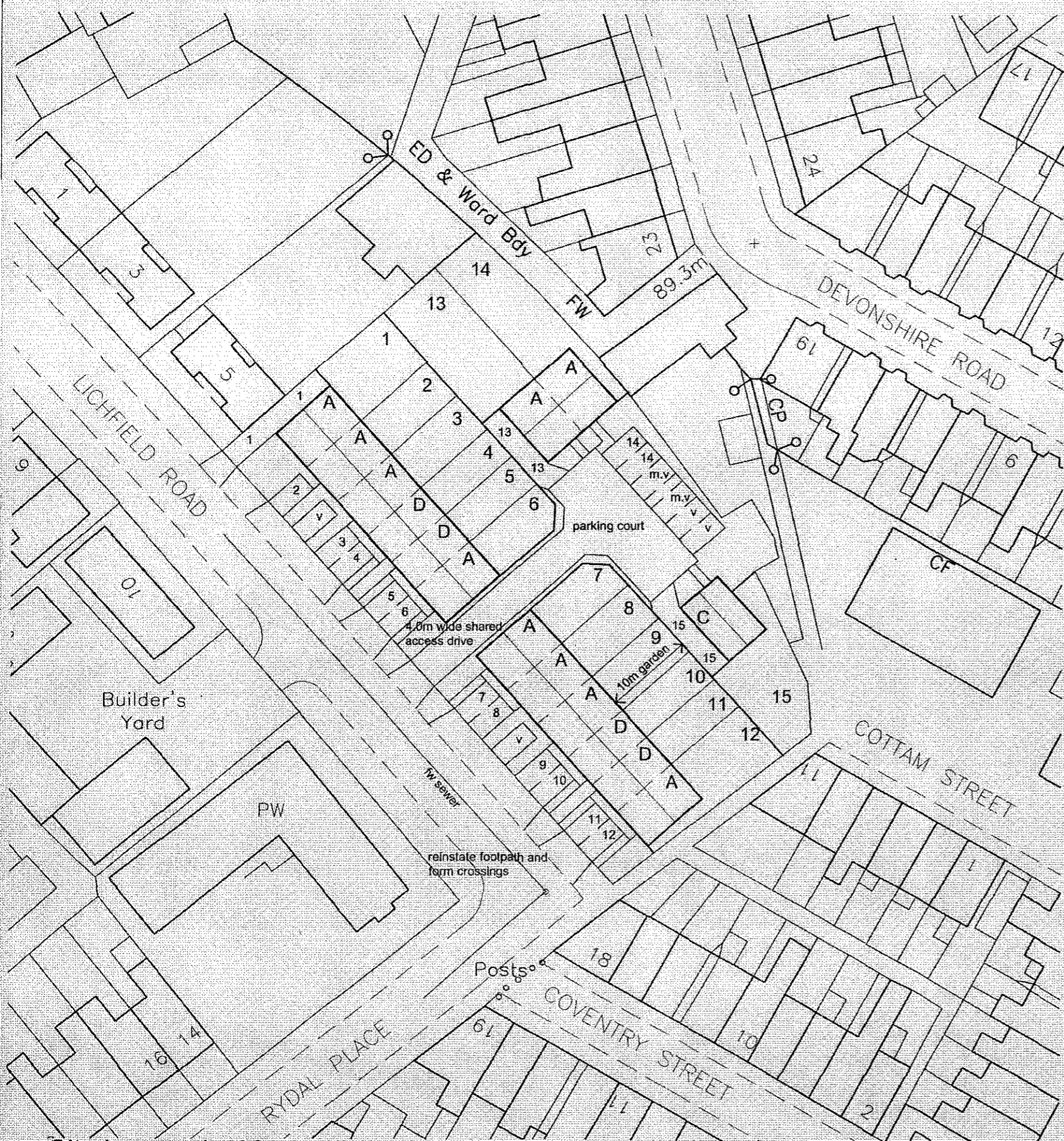


Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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<p>Application No. 09/00985/OUTMAJ</p>	<p>Grid Ref: E: 358063 N: 416908</p>	<p>Scale: 1:1,250</p>	<p>1</p>
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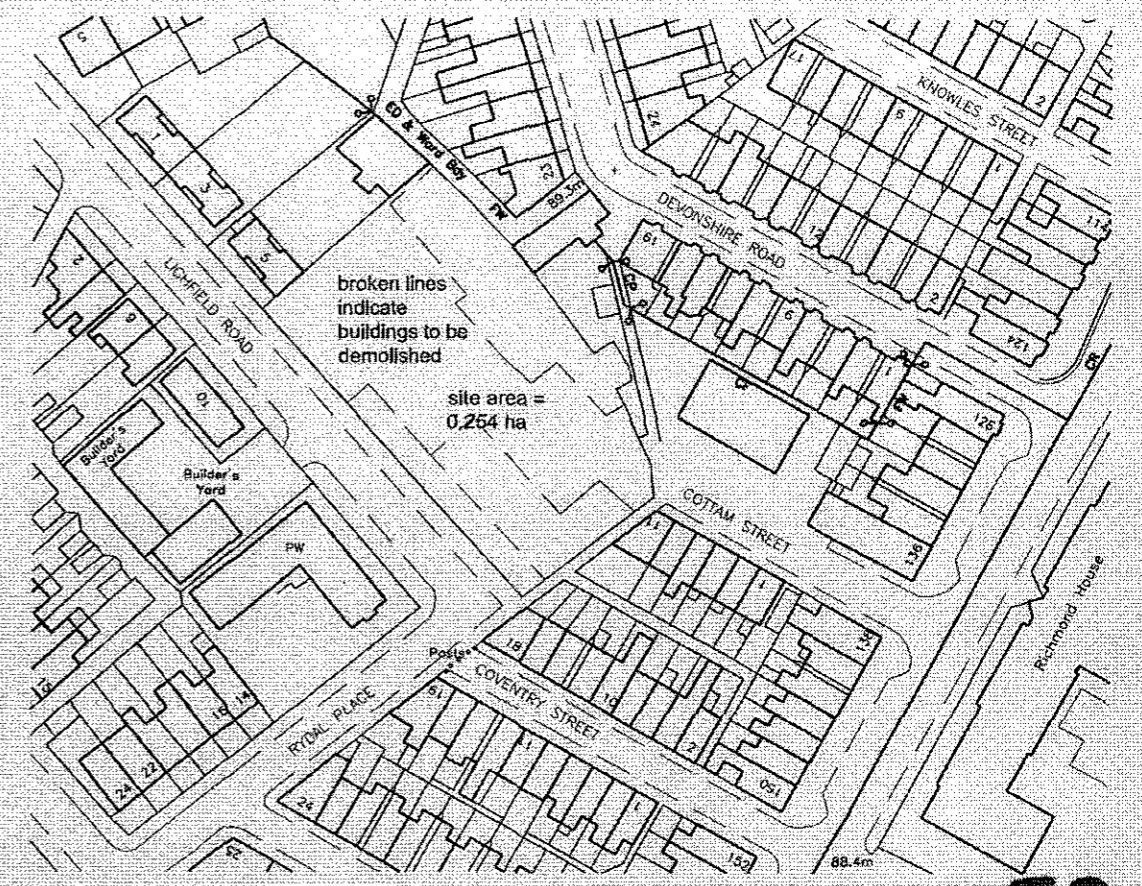
Site Layout 1:500

Schedule Type	Beds	No
A	3	10
C	4	1
D	2	4
Total		15

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

26 FEB 2010 A3

THIS IS THE PLAN REFERRED TO IN
APPLICATION NO. 09/100985



AMENDED PLAN

Location Plan 1:1250

Revisions
A : additional parking provided on site; C type re-orientated.

asl 26/02/10

CLIENT J.B. Loughlin (Contractors) Ltd				
PROJECT Proposed residential development at Cottam Street, Chorley, PR7 2DT				
DRAWING TITLE Proposed Site and Location Plan				
DATE 02/12/09	SCALE As shown@A3	DRAWN asl	DRWG No. 09/120/P01	REV A

213 PRESTON FORD
WINTLE WOODS
CHORLEY
LANCASHIRE
PR8 7PS
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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	20-04-2010

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 18th and 30th March 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

- None

PLANNING APPEALS DISMISSED

- Appeal by Mr M Spellman against the delegated decision to refuse planning permission for the erection of one detached and two semi-detached dwelling houses with single garages including one detached garage at Former Victoria Mill Building 10m south west of 23 Millbrook Close, Wheelton (Application no. 09/00327/FUL)

PLANNING APPEALS ALLOWED

- None

PLANNING APPEALS WITHDRAWN

7. None

ENFORCEMENT APPEALS LODGED

8. None

ENFORCEMENT APPEALS DISMISSED

9. None

ENFORCEMENT APPEALS ALLOWED

10. None

ENFORCEMENT APPEALS WITHDRAWN

11. None

LANCASHIRE COUNTY COUNCIL DECISIONS

12. Application for new footpath with access from Chancery Road at Buckshaw County Primary School, Chorley has been withdrawn (Application No. 09/01009/CTY).

GOVERNMENT OFFICE DECISIONS

13. None

IMPLICATIONS OF REPORT

14. 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	31/03/2010	

Background Papers				
	Document	Date	File	Place of Inspection
4	Letter from the Planning Inspectorate	23/3/10	09/00327/FUL	Civic Offices, Union Street, Chorley or online at www.chorley.gov.uk/planning

Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	20.04.2010

PLANNING APPLICATIONS DECIDED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY, THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 30TH MARCH 2010

Application No.	Recommendation	Location	Proposal
10/00063/FUL	Permit (Subject to Legal Agreement)	Methodist Church Blackburn Road Higher Wheelton Chorley Lancashire	Conversion of existing Chapel to dwelling with new detached garage to rear
10/00083/FUL	Permit Full Planning Permission	Morriss Bakery Baker Street Coppull Chorley PR7 5UH	Single storey extension to the existing dispatch area and change of use of an existing shop to a general storage area
10/00119/FUL	Permit Full Planning Permission	Land At Copthurst Lane Whittle-Le-Woods	Removal of remains of quarry building, erection of single storey cafe with landscaping to create picnic area. (Renewal of outline planning approval ref:07/00786/OUT)

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	20.04.2010

PLANNING APPLICATIONS DECIDED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY, THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 7th April 2010

Application No.	Recommendation	Location	Proposal
09/01017/FUL	Permit Full Planning Permission	Chorley Citizen Newspapers 45 - 47 Pall Mall Chorley Lancashire PR7 3LT	Works associated with the conversion of the ground floor of the premises to a Funeral Directors and Undertakers (Planning Permission no. 09/00970/FUL) comprising of new front entrance and access ramp, replacement windows, wall infill panels, new doors to front and rear, access ramp to rear, new gates to entrance and new boundary fence.
10/00049/FUL	Permit Full Planning Permission	The Wildlife Trust The Barn Shady Lane Cuerden Bamber Bridge	To hold a Farmers Market on the last Sunday of each month in The Barn visitor centre, car park and grassed area behind. To utilise the car park at Parkwood Holdings and for Cuerden Valley Park for people attending the market.

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	20 April 2010

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

Between 18th March and 30th March

Plan Ref 09/00977/FUL **Date Received** 07.12.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 19.03.2010

Proposal : Erection of rear conservatory and canopy
Location : 4 Chorley Hall Road Chorley Lancashire PR7 1RJ
Applicant: Mrs Barrow 4 Chorley Hall Road Chorley PR7 1RJ

Plan Ref 09/00989/FUL **Date Received** 09.12.2009 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 19.03.2010

Proposal : Change of use of shop/post office to residential use as part of No 129 Church Lane
Location : 129 Church Lane Charnock Richard Chorley PR7 5NA
Applicant: Mr Graham Harrison 129 Church Lane Charnock Richard Chorley PR7 5NA

Plan Ref 10/00013/CLPUD **Date Received** 06.01.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 24.03.2010

Proposal : Certificate of Lawfulness sought for addition of conservatory to rear of dwelling
Location : 30 The Bowers Chorley PR7 3LA
Applicant: Mr Barclay 30 The Bowers Chorley PR7 3LA

Plan Ref 10/00019/FUL **Date Received** 07.01.2010 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 19.03.2010

Proposal : Removal of existing gravel drive and grass over, paved garden terraces to east and west of barn and two visitor parking spaces with walling and garden gate.

Location : Eagle Tower Barn Chapel Lane Heapey Chorley Lancashire

Applicant: Mr Bruce Bowley Eagle Tower Barn Chapel Lane Heapey Chorley Lancs PR6 8EW

Plan Ref 10/00025/FUL **Date Received** 11.01.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.03.2010

Proposal : Single storey extension to side and rear of the dwelling

Location : 43 Westhoughton Road Adlington Chorley PR7 4EU

Applicant: Mr N Beesley & Miss T Fletcher 43 Westhoughton Road Adlington PR7 4EU

Plan Ref 10/00035/NLA **Date Received** 13.01.2010 **Decision** No objection to NLA consultation

Ward: Astley And Buckshaw **Date Decided** 25.03.2010

Proposal : Proposed erection of 108 2, 2 1/2 and 3 storey dwellings together with associated car parking, landscaping and access

Location : Parcel A3 Central Avenue Buckshaw Village Lancashire

Applicant: Barratt Homes (Manchester)

Plan Ref 10/00041/FUL **Date Received** 18.01.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.03.2010

Proposal : Conversion of attached garage to living accommodation

Location : 4 Red House Lane Eccleston Chorley PR7 5RH

Applicant: Mr Clifford Meadow 4 Red House Lane Eccleston Chorley PR7 5RH

Plan Ref 10/00046/FUL **Date Received** 19.01.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 25.03.2010

Proposal : Erection of two storey rear extension and first floor side extension over attached garage
Location : 19 Crawford Avenue Chorley Lancashire PR7 2QT
Applicant: Mr Ian Morris 19 Crawford Avenue Chorley Lancashire PR7 2QT

Plan Ref 10/00056/FUL **Date Received** 21.01.2010 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.03.2010

Proposal : Clearance of site and creation of 15 parking bays
Location : Land South Of Longfield Avenue Garages And Between The Railway Line And Longfield Avenue Coppull Lancashire
Applicant: Mrs Kerry Schumacker Adactus Housing Group Ltd Turner House 56 King Street Leigh Lancashire WN7 4LJ

Plan Ref 10/00062/FUL **Date Received** 22.01.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 19.03.2010

Proposal : Installation of a radio base station comprising a 17.5m slimline lattice tower and 6 antennas, transmission dish, equipment housing and ancillary development.
Location : Land 115m North Of Aldi Supermarket Harpers Lane Chorley Lancashire
Applicant: Telefonica O2 UK Ltd

Plan Ref 10/00066/FUL **Date Received** 25.01.2010 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 23.03.2010

Proposal : Proposed first floor side extension
Location : 16 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN
Applicant: Mr Simon Roscoe 16 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Plan Ref 10/00067/FUL **Date Received** 25.01.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.03.2010

Proposal : Erection of rear conservatory in palce of outside store
Location : 21 Balshaw Lane Euxton Chorley Lancashire PR7 6HX
Applicant: Mr Cooper 21 Balshaw Lane Euxton Chorley Lancashire

Plan Ref 10/00069/FUL **Date Received** 25.01.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 19.03.2010

Proposal : Single Storey extension to rear
Location : 79 Park Road Chorley Lancashire PR7 1QZ
Applicant: Mr Phil Dobson 79 Park Road Chorley Lancashire PR7 1QZ

Plan Ref 10/00071/FUL **Date Received** 26.01.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 23.03.2010

Proposal : Rear detached garage
Location : 60 Bournesfield Brindle Preston PR5 0EH
Applicant: Mr Jason Carter 60 Bournesfield Brindle Preston PR5 0EH

Plan Ref 10/00076/FUL **Date Received** 28.01.2010 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 25.03.2010

Proposal : Installation of access gates and fence
Location : Land Bounded By Ordnance Road And Buckshaw Link Ordnance Road Buckshaw Village Lancashire
Applicant: CBRE Investors Ltd C/o Agent

Plan Ref 10/00077/FUL **Date Received** 29.01.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 26.03.2010

Proposal : Removal of existing wooden gate and erection of ornamental wrought iron automatic security gates with 2no brick supporting pillars
Location : Yarrow Farm German Lane Charnock Richard Chorley PR7 1PA
Applicant: Mr William McCann

Plan Ref 10/00080/FUL **Date Received** 30.01.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 29.03.2010

Proposal : Replace existing flat roof with a pitch roof over single storey rear extension
Location : 26 Withnell Fold Withnell Chorley PR6 8BA
Applicant: Paul Brooking

Plan Ref 10/00090/FUL **Date Received** 01.02.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 29.03.2010

Proposal : Erection of a single storey rear extension to create an extended kitchen
Location : The Croft Water Street Brindle Chorley PR6 8NH
Applicant: Mr & Mrs M & E Ninan The Croft Water Street Brindle Chorley PR6 8NH

Plan Ref 10/00094/FUL **Date Received** 01.02.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 29.03.2010

Proposal : Erection of a single storey side extension to create wet room and sun lounge.
Location : 24 Haigh Crescent Chorley PR7 2QS
Applicant: Mr Michael Desoer 24 Haigh Crescent Chorley PR7 2QS

Plan Ref 10/00099/FUL **Date Received** 01.02.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 29.03.2010

Proposal : Demolition of the existing rear conservatory and the erection of single storey rear extension to create extended kitchen. Erection of single storey side extension to create en-suite and dressing room.
Location : 13 Snipewood Eccleston Chorley PR7 5RQ
Applicant: Mr & Mrs S Murphy 13 Snipewood Eccleston Chorley PR7 5RQ

Plan Ref 10/00111/MNMA **Date Received** 05.02.2010 **Decision** Minor Non-Material Amendment Accepted

Ward: Brindle And Hoghton **Date Decided** 18.03.2010

Proposal : Application for minor non-material amendment to planning application 09/00223/FUL altering roof over previously approved side extension
Location : KyInclough Chorley Road Withnell Chorley PR6 8BG
Applicant: Mr Jeremy Gorick KyInclough Chorley Road Withnell Chorley PR6 8BG

Plan Ref 10/00162/MNMA **Date Received** 01.03.2010 **Decision** Minor Non-Material Amendment Accepted

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.03.2010

Proposal : Application for a minor non-material amendment to the garage at plot 752 Parcel I, Buckshaw Village

Location : Land Parcel H6 Lancashire Drive Buckshaw Village Lancashire

Applicant: Redrow Homes (Lancs) Ltd
