

Chief Executive's Office

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Date: 21 June 2005

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Chief Executive:
Jeffrey W Davies MA LLM

Dear Councillor

A meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 25th October, 2005 at 6.30 pm.

The meeting will be preceded by a short address by the Head of Development and Regeneration in the Committee Room on the functions of the new Development and Regeneration Unit and on the current position on the plans to upgrade and improve Astley Park. The presentation will commence at 5.00pm in the Committee Room, with buffet refreshments being available from 4.30pm. **May I please remind you that all Councillors are welcome to attend this discussion session.**

A G E N D A

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members of the Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members' Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 27 September 2005 (enclosed)

4. **Planning Appeals and Decisions - Notification (Pages 15 - 16)**

Report of Head of Development and Regeneration (enclosed).

5. **Planning Applications Awaiting Decision (Pages 17 - 124)**

Report of Head of Development and Regeneration (enclosed).

Continued....

Item	Application	Location
A. 1	05/00556/REMMAJ	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 2	05/00557/REMMAJ	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 3	05/00796/OUTMAJ	Land Adjacent Botany Brow Works Mason Street Chorley Lancashire
A. 4	05/00805/FULMAJ	Land South Of NIS Building Ackhurst Road Chorley Lancashire
A. 5	05/00940/FULMAJ	Dave Barron Caravans Chapel Lane Coppull Lancashire
B. 1	05/00500/FUL	The Old Rectory High Street Mawdesley Lancashire L40 3TD
B. 2	05/00736/FUL	West Hatch School Lane Mawdesley Lancashire L40 3TG
B. 3	05/00819/FUL	72 New Street Mawdesley Lancashire L40 2QW
B. 4	05/00881/FUL	14 Bett Lane Wheelton Chorley Lancashire PR6 8JH
B. 5	05/00928/FUL	Land Adjacent Euxton Park Golf Driving Range Euxton Lane Euxton Chorley Lancashire

6. **Planning Applications determined by the Head of Development and Regeneration under delegated powers**

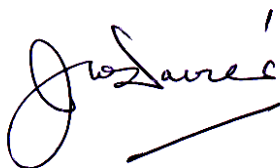
- (a) A report of the Head of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee is enclosed (Pages 125 - 184)
- (b) A list of Planning Applications determined by the Chief Officer under delegated powers between 15 September and 12 October 2005 is enclosed (Pages 185 - 202)

7. **Tree Preservation Orders - Confirmation (Pages 203 - 210)**

Report of Director of Legal Services, with attached plans (enclosed).

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

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor A Lowe (Chair), Councillor Parr (Vice-Chair), Councillors Birchall, Ball, Bedford, Bell, Brown, Brownlee, Caunce, Culshaw, Davies, D Dickinson, Edgerley, D Gee, T Gray, Heaton, Iddon, R Lees, Livesey, Malpas, Miss Molyneaux, Morgan, Russell, Mrs J Snape, Snow, S Smith and Whittaker) Director of Legal Services and Head of Planning Services for attendance.
2. Agenda and reports to all remaining Councillors and Chief Officers for information.

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

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

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

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Development Control Committee**Tuesday, 27 September 2005**

Present: Councillor A Lowe (Chair), Councillors Bedford, Bell, Brownlee, Caunce, Culshaw, Davies, D Dickinson, Edgerley, T Gray, Heaton, Miss Iddon, R Lees, Malpas, Miss Molyneaux, Morgan, Russell, S Smith, Mrs J Snape and Snow

05.DC.23 WELCOME TO OFFICER

The Chair welcomed Rosaleen Brown, Solicitor from Legal Services who was attending her first meeting of the Committee.

05.DC.24 CONDOLENCES

On behalf of the Committee, the Chair expressed sympathy to Councillor Birchall on the death of his mother.

05.DC.25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Birchall, Brown, D Gee, Livesey, Parr and Whittaker.

05.DC.26 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members' Code of Conduct, the following Member declared a respective interest in relation to the Planning Application listed below, which were included on the meeting's agenda for determination.

Councillor David Dickinson – Item 5, A.1:Planning Application 05/00366/FULMAJ.

05.DC.27 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 30 August 2005 be confirmed as a correct record and signed by the Chair.

05.DC.28 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of Planning Services giving notification of the lodging of appeals against the refusal of planning permission for one development, one appeal that had been withdrawn, one appeal that had been allowed and notification of two instances where planning permission had been granted by the Lancashire County Council.

RESOLVED – That the report be noted.

05.DC.29 PLANNING APPLICATIONS AWAITING DECISION

The Head of Planning Services submitted reports on a number of planning applications to be determined by the Committee.

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

(Councillor David Dickinson declared an interest in the following application and left the meeting during the discussion and voting on the proposal).

Application No: 05/00366/FULMAJ
Proposal: Construction of 9 hole golf course, two fishing lakes and two ancillary buildings for use as a clubhouse and machinery/maintenance store.
Location: Moss Side Farm, Bury Lane, Withnell, Chorley, Lancashire.

RESOLVED: that permission be granted (subject to Section 106) and the following conditions:

1. The approved plans are:

Plan Ref.	Received On:	Title:
3/08/05	11/08/05	Elevations / Plan – Facilities Building
29/06/05	11/08/05	Equipment Store
	4/04/05	Site Location Plan
01/06	5/07/05	Landscaping Information
	6/05/05	Site Access Detail – Bury Lane
07/01	23/05/05	Levels / Contours Plan
08&03	21/06/05	Areas of Cut & Fill
10/02	4/04/05	Fishing Lake Details
11/02	4/04/05	Sections – Fishing Lakes
5/0	11/08/05	Drainage Details
	22/09/05	Passing Place Details
11/02	21/06/05	Bunker Construction Details
16	21/06/05	Car Park Details
09/02	21/06/05	Lake Details / Connecting Stream
20C	21/06/05	Layout Area of Buildings
19A	21/06/05	Site Sections ; A / B
19B	21/06/05	Site Sections : C / D / E
R1	21/06/05	Site Master Plan (Simplified)
20B	21/06/05	Example of hole construction
20A	21/06/05	Example of hole construction

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

2. That prior to the commencement of any development works on site, the applicant / developer shall undertake an ecological survey of the application site to establish the existence or not of any important flora, fauna or other habitats on site. The requisite information shall be presented in an ecological management plan which shall identify any measures of mitigation and enhancement of the ecology of the site over a five year period that the Plan ought to cover.

Reason: *In the interests of maintaining and improving ecological interests on the site and to accord with policies EP5 and EP10 of the Adopted Chorley Borough Local Plan Review.*

3. Prior to the commencement of any development works on site, the applicant / developer shall submit a timetable for the works involved in the construction of the golf course hereby permitted. There shall be no significant construction works undertaken on site, unless otherwise agreed with the Local Planning Authority, during the period of March to July which constitutes the bird breeding season.

Reason: To ensure that there is a recognised formulated basis upon which to undertake the approved development and to avoid conflict with nature conservation interests on site; to accord with the provisions of policy EP10 of the Adopted Local Plan Review.

4. As a part of the construction of the golf course there shall be no exportation of earth or top soil from the site, while the only importation of bulk material shall be that identified in the application submissions in respect of 1764 cubic metres of clean stone for the purposes of improving site drainage. There shall be no importation of any waste material to the site either in addition to the stone identified or in lieu of it. The importation of the stone to the site shall be as submitted in sub section 4 of the letter of Michael Cunningham Planning in that no more than 1 lorry load per day shall be delivered to site via either the Bury Lane or Bolton Road accesses to the site

Reason: To ensure that the Local Planning Authority are able to maintain control over the construction of the golf course; importation of waste material to the site or increased traffic movements to import bulk material beyond the specified level would need to be considered further by the Local Planning Authority; also to accord with policy LT 12 of the Adopted Local Plan Review .

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

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

6. The re-grading of the land shall be undertaken in accordance with the approved plans identified in condition no.2, but shall also be the subject of on-going monitoring on site with the Local Planning Authority; as such, the applicant / developer shall identify to the Local Planning Authority the precise date upon which the course shall be sculptured to meet the form prescribed.

Reason: To ensure a satisfactory visual appearance in this open countryside situation and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

7. Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the

wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

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

8. That prior to the commencement of any building works, a composite drainage scheme shall be submitted for the approval of the Local Planning Authority to cover all eventualities of surface water run off from the site.

Reason: To ensure adequate provision for surface water run off from the site and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

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

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

10. A scheme shall be submitted to the Local Planning Authority for approval, prior to the first opening of the golf course, for the maintenance and identification of the public footpaths crossing the site and the precise nature for notification to their users in terms of on course signage and hole crossing points being demarked by the availability of audible announcement to users.

Reason: In the interests of safeguarding public footpaths crossing the approved course and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

11. The existing site access to the application site from Bolton Road shall be permanently closed following the construction of the golf course and prior to the first opening of the course to the general public. The measures to undertake this shall be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with the provisions of policy LT21 of the Adopted Chorley Borough Local Plan Review .

12. Before the golf course hereby approved is first used by the general public, the car park and vehicle manoeuvring areas shall be surfaced in accordance with the approved plan, drained and made available for use. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

13. That prior to the first use of the golf course by the public, the improved scheme for passing places along the site access road from Bury Lane shall be implemented in accordance with the approved plan.

Reason: In the interests of adequate traffic management in and out of the site, and to accord with the provisions of policy LT12 of the Adopted Chorley Borough Local Plan Review.

14. Prior to the first opening of the golf course to the public, the first ten metres of the access road to the site from Bury Lane shall be hardsurfaced in a material to be agreed with the Local Planning Authority.

Reason: In the interests of highway safety at the site junction and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

15. That notwithstanding the provisions of the approved site plan, the positioning of the proposed ball trap fencing together with its height and colour, shall be agreed in writing with the Local Planning Authority and thereafter only implemented in accordance with the agreed details.

Reason: In the interests of visual amenity in the locality and to accord with the provisions of policy LT12 of the Adopted Chorley Borough Local Plan Review.

16. There shall be no floodlighting of the course or any external illumination of the approved buildings.

Reason: In the interests of visual amenity in this open countryside location and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review.

17. The facilities building hereby approved shall be used as a golfers changing area and rest facilities for golfers and fishermen. Ancillary to this main use, there shall be a combined cafe area and golf and fishing tackle shop for users of the facilities on site. The cafe shall only provide snack facilities and not multi course meals, and shall not be available to the general public not using leisure facilities at the golf course / fishing lakes. The cafe shall not be open beyond the opening hours to the course itself. The shop facilities shall not be open to the public as a general retail outlet.

Reason: To enable the Local Planning Authority to retain control over the use of this facility; usage beyond those playing golf or fishing may be inappropriate in terms of leisure uses appropriate in the Green Belt and the impact of such usage would have to be considered separately by the Local Planning Authority; also to accord with the provisions with policies LT12, DC1 and SP8 of the Adopted Chorley Borough Local Plan Review.

Application No: 05/00674/FULMAJ
Proposal The erection of 16 residential units including optional conservatory positions with associated roads and drainage
Location Land To The North Of Northenden Road With Access Off Moss Bank Coppull Chorley Lancashire
Applicant Persimmon Homes (Lancashire) Ltd

RESOLVED that the application be refused for the following reasons:

1. The proposal, by virtue of the net increase to the current identified figure of total allocations and permissions available in Chorley Borough in the Housing Land Availability Survey as at April 2005, would further contribute to an oversupply of housing in the Borough contrary to Policy 12 of the Adopted Joint Lancashire Structure Plan which identifies the provision made for the number of new dwellings within the Lancashire Boroughs.

2. The proposal as submitted is contrary to the provisions of Policy 5 of the Joint Lancashire Structure Plan which supports rural or urban regeneration by meeting an identified local need for housing in the relevant demographic location. In the scope of this application, no such case has been presented and none of the proposed housing is affordable housing or is for another specific need of the local community.

Application No: 05/00739/REMMAJ
Proposal Erection of 36 no. one and two bedroom apartments (Barratt iPad Homes) on 0.4ha of land together with associated parking,
Location Land To The North Of Primary Distributor Road Royal Ordnance Site Including Land Between Dawson Lne And Euxton Lne Euxton Lane Euxton Lancashire
Applicant Barratt Homes Ltd

The application was withdrawn

Application No: 05/00478/FUL
Proposal Retrospective application for single storey rear extension, conversion of garage to living accommodation and single storey front extensions,
Location 38 Well Orchard Clayton-Le-Woods Lancashire PR5 8HJ
Applicant Mr Hardicker

RESOLVED: that the application be refused for the following reasons:

1. The front porch is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The porch is poorly related visually to the

existing dwelling, of poor design and unacceptable scale hence it has resulted in detrimental harm to the character and appearance of the street scene and the applicant's property.

2. The rear extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by its size and siting in relation to neighbouring property. The proposed extension has a detrimental effect on the amenities, which the occupiers of the neighbouring property could reasonably expect to enjoy, in particular due to loss of light, overbearing impact and overshadowing.

3. Acceptance of the porch and the increase in height of the roof above the rear extension would make it difficult for the Council to resist similar extensions and alterations to neighbouring dwellings resulting in a gradual erosion of the character and appearance of the locality contrary to the House Extension Design Guidelines and Policy Nos. HS9 and GN5 of the Adopted Chorley Borough Local Plan Review.

Application No:	05/00518/FUL
Proposal	Enlargement to existing pond (retrospective)
Location	Oakfields 197 Runshaw Lane Euxton Chorley Lancashire
Applicant	Mr And Mrs Parr

RESOLVED: that permission be granted subject to the following conditions:

1. Before any works commence, full details of the system to prevent flooding to be incorporated into the pond shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding in line with Policy EP19 of the Adopted Chorley Borough Local Plan Review.

2. Within 3 months of the date of the planning permission hereby approved the spoil/infill material previously spread over the land shall be removed and the land restored to its previous level. Spoil/infill material shall only be placed in the designated areas as shown on the amended plans received 25th August 2005. Details of the distribution of the spoil shall be agreed in writing with the Local Planning Authority prior to the commencement of any development. All works that are undertaken on site shall be strictly in accordance with those approved details.

Reason: To prevent flooding in accordance with Policy EP19 of the Adopted Chorley Borough Local Plan Review.

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

seeded, paved or hard landscaped; and detail any changes of ground level or landform.
Reason: *In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: *In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review*

5. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 25th August 2005
Reason: *To define the permission and ensure a satisfactory form of development.*

Application No: 05/00569/FUL
Proposal Demolish existing bungalow and construct a two storey house with detached double garage and workshop and associated external works,
Location Croftlands 34 Grape Lane Croston Lancashire PR26 9HB
Applicant Mr Thompson

It was moved by Councillor Iddon. Seconded by Councillor Edgerley and subsequently **RESOLVED (12:4) that the decision would be deferred until after a site visit had taken place.**

Application No: 05/00738/COU
Proposal Change of use of dwelling house to offices to be used for financial advice business (Use Class B1),
Location 5 Cyclamen Close Clayton-Le-Woods Lancashire PR25 5LW
Applicant Mr M W Halstead

RESOLVED: That permission be granted subject to the following conditions:

1. The premises shall be used as offices in connection with a financial advice business and for no other purpose (including any other purpose in Part B Class B1 to the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
Reason: *To protect the amenities of local residents and in accordance with Policy Nos. EP7 and EM2 of the Adopted Chorley Borough Local Plan Review.*

2. The use hereby permitted shall be restricted to the hours between 8:00am and 6:00pm on weekdays only.

Reason: *To safeguard the amenities of local residents and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.*

3. No more than four staff shall be employed in the offices at any one time and staff vehicles shall only be parked on the driveway of the premises.

Reason: *To protect the amenities of the adjacent residents and the residential character of the area and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.*

Application No: 05/00800/FUL
Proposal Resiting of proposed dwelling,
Location 97 Rawlinson Lane Heath Charnock Lancashire
 PR7 4DE
Applicant Mr And Mrs Kirkman

RESOLVED: that permission be granted subject to the following conditions:

1. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

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

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

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

Reason: *In the interest of the appearance of the locality and in*

accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A and HS4 of the Adopted Chorley Borough Local Plan Review.

Application No:	05/00827/FUL
Proposal	Demolish existing single storey shop and construct replacement two storey structure with retail on the ground floor and ancillary offices on the 1st floor
Location	The Cottage Garden 74A Station Road Croston Lancashire PR26 9RN
Applicant	Mr Jason Hughes

RESOLVED: That permission be granted subject to the following conditions:

1. All windows in the building's rear (west) elevation shall be fitted with obscure glass in accordance with a scheme to be submitted to and approved by the Local Planning Authority and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, and HS9 of the Adopted Chorley Borough Local Plan Review.

2. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 22nd September 2005.

Reason: To define the permission and ensure a satisfactory form of development.

3. The first floor office hereby permitted shall be occupied and used only in conjunction and ancillary to the ground floor shop and shall not be used as a separate unit.

Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with SP6 of the Adopted Chorley Borough Local Plan Review.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows or other openings, unless subsequently agreed in writing by the local planning authority, shall be inserted in the north elevation of the building hereby permitted.

Reason: To protect the amenities and privacy of the neighbouring properties.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials. *Reason: To ensure that the materials used match those on an adjoining building and in accordance with Policy No. GN5 of the adopted Chorley Borough Local Plan Review.*

05.DC.30 A REPORT OF THE HEAD OF PLANNING SERVICES ON SELECTED CASES DETERMINED FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIRMAN OF THE COMMITTEE IS ENCLOSED.

The Committee received for information, reports by the Head of Planning Services on the following former category 'B' development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chairman of the Committee.

Application No: 05/00780/FUL
Proposal: Road level parking spaces with under storage access from lower garden.
Location: Land diagonally opposite 22 Viaduct Road, Hoghton, Lancashire PR5 0SE
Decision: Permission

Application No: 05/00794/COU
Proposal: Change of use from A1 (shop) to A4 (wine bar).
Location: Shop Unit 12, The Carrington Centre, New Mill Street, Ecclestone, Lancashire
Decision: Approval

RESOLVED – That the report be noted.

05.DC.31 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 18 AUGUST AND 14 SEPTEMBER 2005 IS ENCLOSED.

The Head of Planning Services presented, for members' information, a schedule listing the remainder of the planning applications which had been determined by the Chief Officer under his delegated powers between 18 August and 14 September 2005.

RESOLVED – That the schedule be noted.

05.DC.32 ENFORCEMENT REPORT ON 38 WELL ORCHARD, CLAYTON-LE-WOODS

The Head of Planning Services submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action to secure the removal of a front porch at 38 Well Orchard, Clayton-Le-Woods, in the light of the Committee's earlier decision to refuse retrospective planning permission for the single storey rear extension conversion of garage to living accommodation and single storey front extension.

RESOLVED:

1. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of development not built in accordance with approved plans.
2. That the Director of Legal Services be authorised to issue an Enforcement Notice in the following terms:

Requirements of the Enforcement Notice

1. Demolish the front porch and removal all materials from the site and make good the roof.
2. Reduce the height of the roof above the rear extension in line with the plans approved by 9/00/00027/FUL, a copy of which is enclosed.

Period for Compliance

3 months

Reasons

1. The front porch is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The porch is poorly related visually to the existing dwelling, of poor design and unacceptable scale hence it has resulted in detrimental harm to the character and appearance of the street scene and the applicant's property.
2. The rear extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by its size and siting in relation to neighbouring property. The proposed extension has a detrimental effect on the amenities, which the occupiers of the neighbouring property could reasonably expect to enjoy, in particular due to loss of light, overbearing impact and overshadowing.
3. Acceptance of the porch and the increase in height of the roof above the rear extension would make it difficult for the Council to resist similar extensions and alterations to neighbouring dwellings resulting in a gradual erosion of the character and appearance of the locality contrary to the House Extension Design Guidelines and Policy Nos. HS9 and GN5 of the Adopted Chorley Borough Local Plan Review.

05.DC.33 REPORT ON APPEAL DECISION AT PIKE VIEW FARM, NEW ROAD, ANDERTON

The Committee received a report of the Head of Planning Services informing the Committee on the details of the appeal decision relating to planning application 05/00164/FUL erection of replacement dwelling, Pike View Farm, New Road, Anderton.

The Committee discussed the report and noted the difficulties in policing the rolling period of ten years in relation to certificates of lawfulness.

RESOLVED:

1. **That the report be noted.**
2. **That a letter be sent to the Local Government Association highlighting the difficulties in policing the rolling period of ten years in relation to certificates of lawfulness.**

05.DC.34 HEAD OF PLANNING SERVICES

The Chair advised the Committee that Mr Alan Croston (Head of Planning Services), who was present at the meeting, would be leaving the Authority after 31 years service.

The Chair and the Committee thanked Mr Croston for his professional approach and dedicated service and extended best wishes for the future.

Chair

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Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	25.10.2005

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

1. To advise Committee of notification received from the Planning Inspectorate, since the date of the last meeting, of planning and enforcement appeals which may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

PLANNING APPEALS LODGED

4. Appeal by OCA UK Ltd against the refusal of consent for felling of oak tree (T9) covered by TPO 6 (Ulnes Walton) 1997 at Four Oaks, Ulnes Walton Lane, Ulnes Walton (Application No 05/00630/TPO).
5. Appeal by Mr Hulston & Miss Egan against the refusal of planning permission for the erection of a conservatory to rear at The Oaks, 1225 Moor Road, Croston (Application No 05/00182/FUL).
6. Appeal by First Industrial Ltd against the refusal of planning permission for a Proposed residential development at 86 Anderton Street, Chorley (Application No 05/00054/OUT).
7. Appeal by First Industrial Ltd against the refusal of planning permission for a Proposed residential development at 101 Anderton Street, Chorley (Application No 05/00056/OUT).
8. Appeal by Shreeji News & Off Licence against the refusal of planning permission for alterations to shop front including the installation of roller shutter (retrospective) and ramped disabled access at 68 Park Road, Adlington (Application No 05/00758/FUL).
9. Appeal by Mr Tonks against the refusal of planning permission for the erection of first floor side extension and porch to front at 79 Maypark, Clayton-le-Woods (Application No 05/00638/FUL).

- 10 Appeal by Mr D Winstanley against the refusal of planning permission for the retrospective erection of a first floor rear extension at 55 The Asshawes, Heath Charnock (Application No 05/00358/FUL).
- 11 Appeal by Mr D Winstanley against the refusal of planning permission for a retrospective application for a first floor rear extension, utilising flat roof (amendment to scheme previously refused) at 55 The Asshawes, Heath Charnock (Application No 05/00679/FUL).

The above appeals will be dealt with by the exchange of written representations between the parties.

PLANNING APPEALS ALLOWED

- 12 Appeal by Mrs C E Abbot against the refusal of consent for the felling of two trees covered by TPO 14 (Mawdesley) 1992 at rear of 34 Tarnbeck Drive, Mawdesley, Ormskirk (Application No 04/00765/TPO)

RECOMMENDATION(S)

- 13 That the report be noted

J E MEEK
 HEAD OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
4. Letter from Inspectorate	20.09.2005	05/00630/TPO	Union Street Offices
5. Letter from Inspectorate	22.09.2005	05/00182/FUL	“ “ “
6. Letter from Inspectorate	23.09.2005	05/00054/OUT	“ “ “
7. Letter from Inspectorate	23.09.2005	05/00056/OUT	“ “ “
8. Letter from Inspectorate	28.09.2005	05/00758/FUL	“ “ “
9. Letter from Inspectorate	05.10.2005	05/00638/FUL	“ “ “
10. Letter from Inspectorate	10.10.2005	05/00358/FUL	“ “ “
11. Letter from Inspectorate	10.10.2005	05/00679/FUL	“ “ “
12. Letter from Inspectorate	21.09.2005	04/00765/TPO	“ “ “

Report Author	Ext	Date	Doc ID
Paul Sudworth	5346	13.10.2005	ADMINREP/REPORT

Report

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	25.10.2005

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	05/00556/REMAJ	Approve	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 2	05/00557/REMAJ	Approve	Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
A. 3	05/00796/OUTMAJ	Permit	Land Adjacent Botany Brow Works Mason Street Chorley Lancashire
A. 4	05/00805/FULMAJ	Permit	Land South Of NIS Building Ackhurst Road Chorley Lancashire
A. 5	05/00940/FULMAJ	Permit	Dave Barron Caravans Chapel Lane Coppull Lancashire
B. 1	05/00500/FUL	Permit	The Old Rectory High Street Mawdesley Lancashire L40 3TD
B. 2	05/00736/FUL	Permit	West Hatch School Lane Mawdesley Lancashire L40 3TG
B. 3	05/00819/FUL	Refuse	72 New Street Mawdesley Lancashire L40 2QW
B. 4	05/00881/FUL	Permit	14 Bett Lane Wheelton Chorley Lancashire PR6 8JH
B. 5	05/00928/FUL	Permit	Land Adjacent Euxton Park Golf Driving Range Euxton Lane Euxton Chorley Lancashire

Continued....

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Item A. 1 **05/00556/REMAJ** **Approve**

Case Officer **Mrs Wendy Gudger**

Ward **Chorley South West**

Proposal **Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments,**

Location **Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover RoadChorley**

Applicant **Redrow Homes (Lancs) Ltd**

Proposal: This reserved matters application proposes the construction of 43 units of accommodation on Parcel 13 of the Gillibrands Site. The application has been submitted in duplicate and therefore this report applies equally to both application 9/05/00556/REMAJ and 9/05/00557/REMAJ

The units comprise 15 dwellings in two blocks at the east and west ends of the site. These are mostly two storey. Parking is provided in central courtyards with a combination of parking spaces and garaging. In the centre of the site, apartments are provided in three blocks orientated around a central courtyard. These blocks are two storey adjacent to the housing with a central three storey block overlooking the adjacent recreational area.

A plan is attached to this report that shows the proposed layout of the site.

Policy: This site lies within the urban area of Chorley on part of land allocated in the development plan for housing by Policy H1.6. As the site is allocated, and benefits from outline planning permission, it therefore complies with the requirements of the Windfall Housing SPG.

Planning History: This application is a reserved matters application and includes the details of siting, design, means of access, external appearance and landscaping which were omitted from the original outline planning permission 9/96/00727/CB4. That original application was for the residential development and associated facilities on land south of Copper Works Wood, west of Gillibrand Hall and north and west of Southlands School. This original outline application has been renewed on a number of occasions.

Two previous applications for reserved matters approval submitted in 2003 for a similar development were withdrawn (references 9/03/01181/REMAJ and 9/03/01217/REMAJ).

Consultations: The Councils Head of Environmental Services identifies that the application lies within 250 metres of a former landfill site and that all developments within 50m of the gas venting trench will require landfill gas protection measures as agreed with the developer.

The County Archaeologist has not raised any objection to the proposed development.

The Maps Team have identified the secured by design standards and have highlighted paragraphs relating to apartments including communal areas, car parking, entrance doors, and security lighting

No other comments have been received at the time of drafting the report; if any further responses are received they will be reported in the addendum.

Representations: A single letter of objection has been received from the proprietor of HRT Commercials Ltd, which is located on Clover Road. They are concerned about the traffic impacts of the proposed development. They identify that particularly when there is a school function, or at the start and end of the school day, there are often parents and other vehicles obstructing the road causing difficulties for their staff, customers and potentially to the emergency services. They are concerned that further residential development would increase the volume of traffic and make matters worse.

Assessment: This application, proposes development, which accords with the principles established by the outline planning permission with only the details of the proposed development open to consideration. All the conditions and agreements that have previously been imposed on the outline approvals would apply to any consent.

Parcel 13 the subject of this application was originally identified as the potential site for a school within the original development scheme. The agreements between the Council and the developer allowed for the use of this parcel for residential purposes if it came about that the school site was not required for that purpose. The County Council have indicated that this is the case and the land can be released for residential development.

In relation to the traffic generation raised by the objector, this is a matter that relates to the principle of the development rather than the details to be considered at this stage. It was therefore dealt with on the outline application and is not a matter that can be taken into account in respect of the details of design, external appearance, landscaping etc that is currently being considered.

In relation to the Comments from the Maps Team these are either detailed matters of construction, which have been drawn to the applicants attention, or are matters controlled by the outline planning permission and associated agreements.

The design and layout of the properties, generally reflects the characteristics of the site and the previous developments that have been permitted. In overall terms the detailed design of the proposed buildings are acceptable.

The proposal would result in some welcome overlooking of the adjacent recreational and open spaces areas, particularly from the three-storey block of apartments. There will be a need to delineate boundaries to deter the use of residents parking by users of the recreational facilities. Details of fencing etc that could achieve this are already the subject of conditions on the original outline planning permission.

The point of access and some of the detailed arrangements within the site have been modified following the comments of the Councils Highways Officer on the original application. In other respects the applications remain the same. The amended plans have therefore addressed the original concerns.

In conclusion, the revised scheme is considered to result in an acceptable form of development. The application is therefore recommended for approval. All matters to be controlled by condition are suitably covered by conditions attached to the original outline planning permission.

Recommendation: Approve Conditions

1. This consent relates to the following plans:

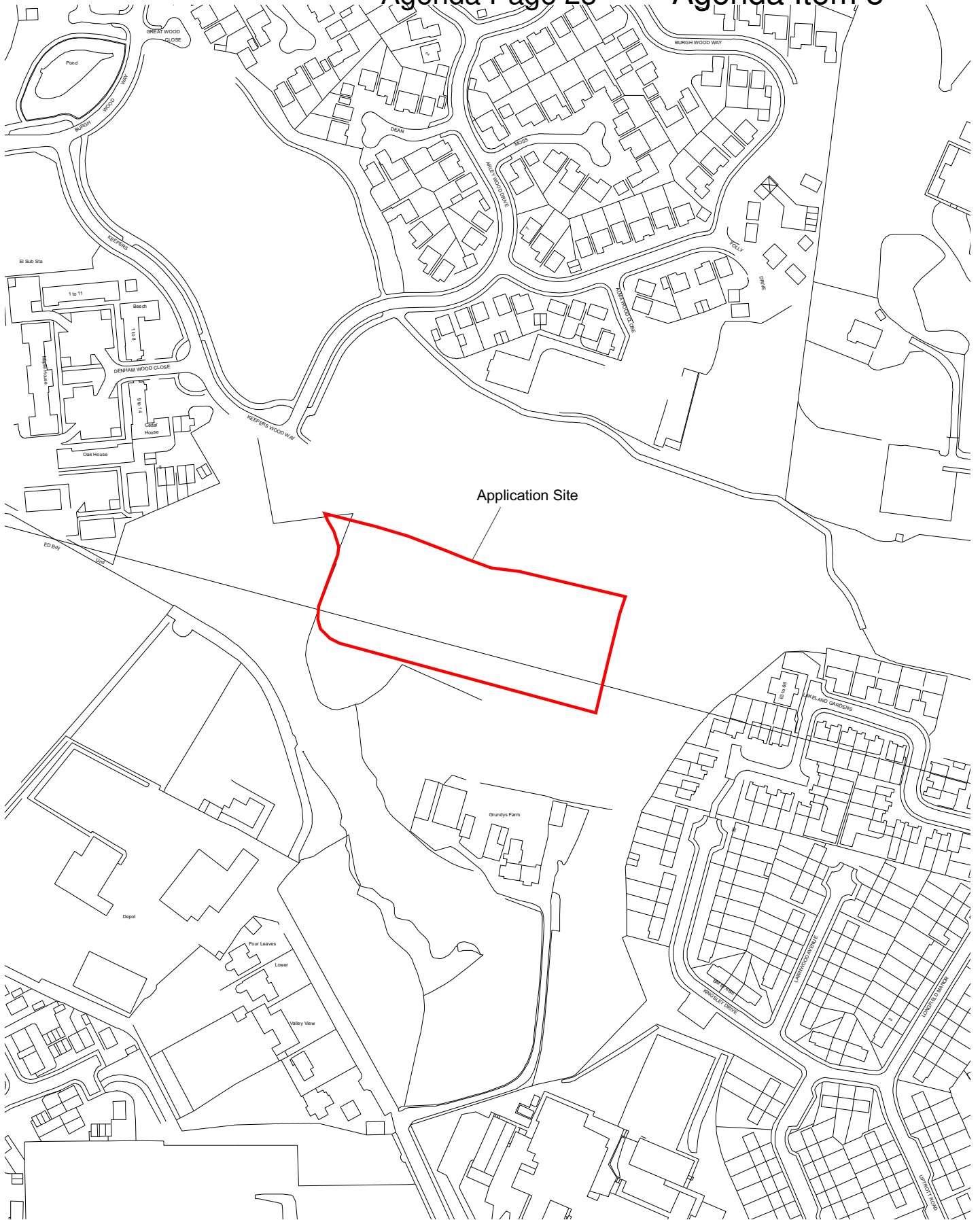
Plan Ref.	Received On:	Title:
G-P2-P13-LP	27 May 2005	Location Plan
*****	27 May 2005	Site Plan Outline Engineering
SK/GBP13/ENG	27 May 2005	Proposal
G-P13-MAT	27 May 2005	Materials Schedule
*****	27 May 2005	Landscape Structure Plan
G-P-01 GFP + ELE	27 May 2005	Plots 1 – 9
G-P-01 FFP + SFP	27 May 2005	Plots 1 – 9
G-P-02 FP	27 May 2005	Apartment Block, Plots 10 - 17& Plots 30 – 37
G-P-02 ELE	27 May 2005	Apartment Block, Plots 10 - 17& Plots 30 – 37
G-P-03	27 May 2005	Apartment Block, Plots 18 – 29
G-P-03 ELE	27 May 2005	Apartment Block, Plots 18 – 29
G-P-04 FP + ELE	27 May 2005	Plots 38 – 43
G-P13-SS A	27 May 2005	Street Scene Elevations
G-P13-ED	27 May 2005	Entrance Detail
G-P13-QG	27 May 2005	Quadruple Linked Garage
M-TG1-B1 A	27 May 2005	Triple Garage Detail H2

L4036G1.1 B1	27 May 2005	Linked Pyramid Garage Details
M-SG2-B1 + G1	27 May 2005	Single Garage Details

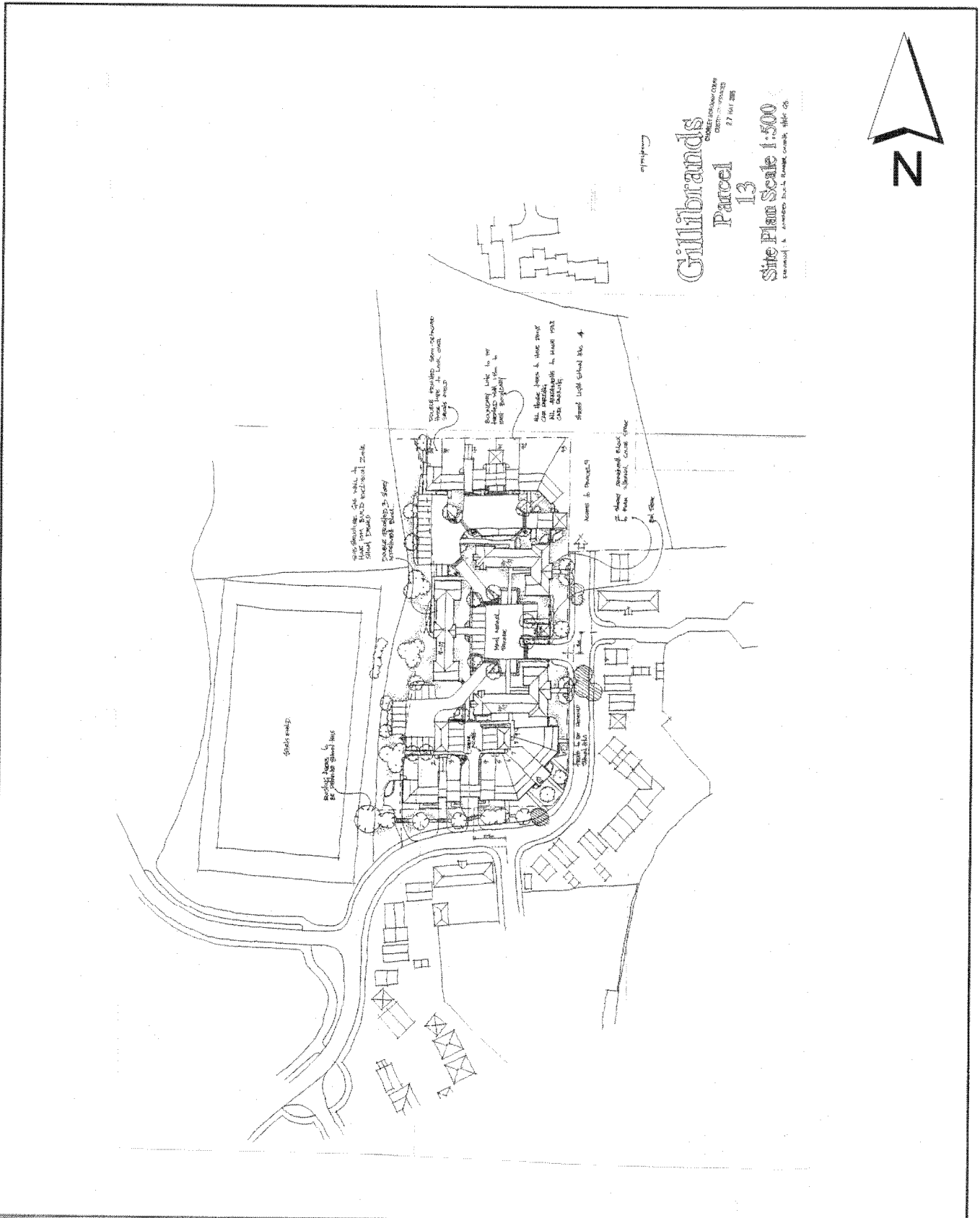
Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

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

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



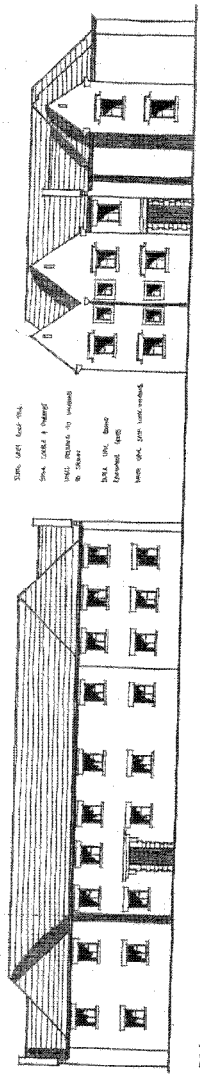
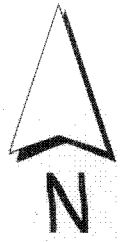
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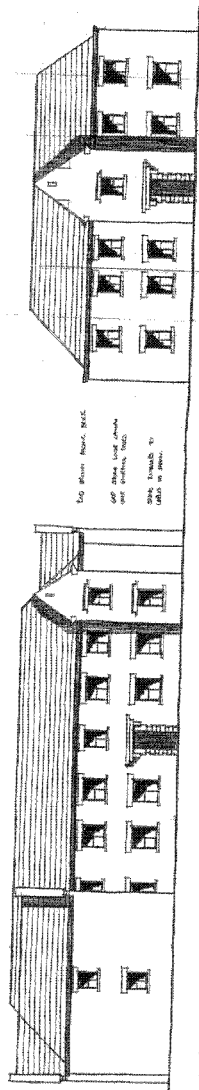
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Application No. 05/00556/REMAJ	Grid Ref: E: 357004 N: 416764	Scale:	Agenda Item No. A. 1

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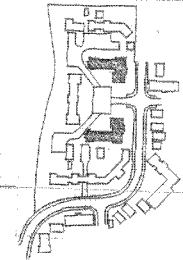
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Elevation 2



Elevation 4



PROJECT	Apartment Block-plots 10-17 & 19-37
DATE	27 MAY 2005
SCALE	AS SHOWN
PROJECT	Gillibrands-Parcel 13
DATE	27 MAY 2005
SCALE	AS SHOWN

REDDOW HOMES

27 MAY 2005

Alan D Croston BA (Hons) MRTPI MCMI
 Head of Planning Services
 Chorley Borough Council

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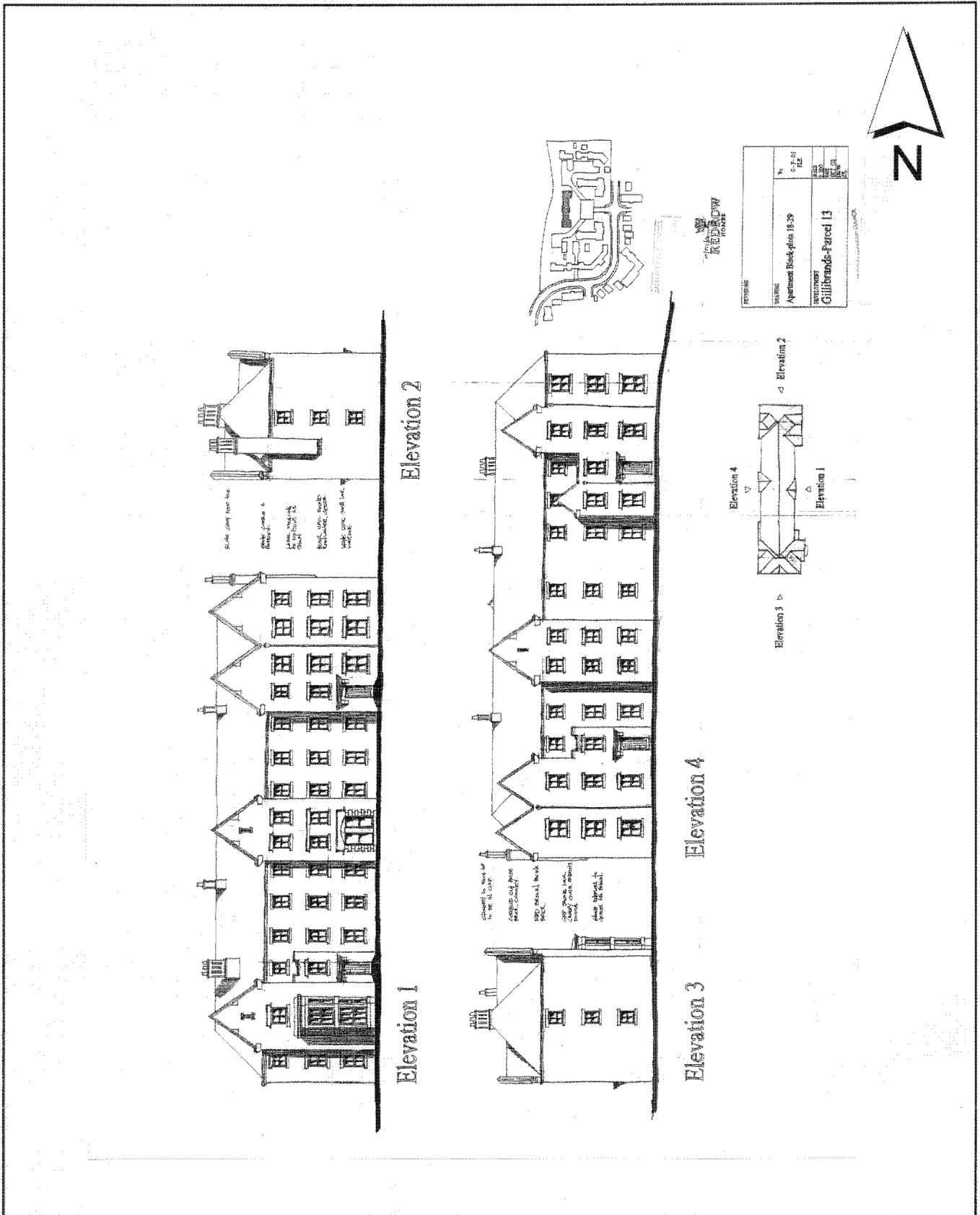
Application No.
05/00556/REMAAJ

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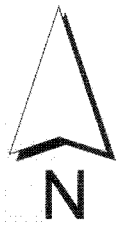
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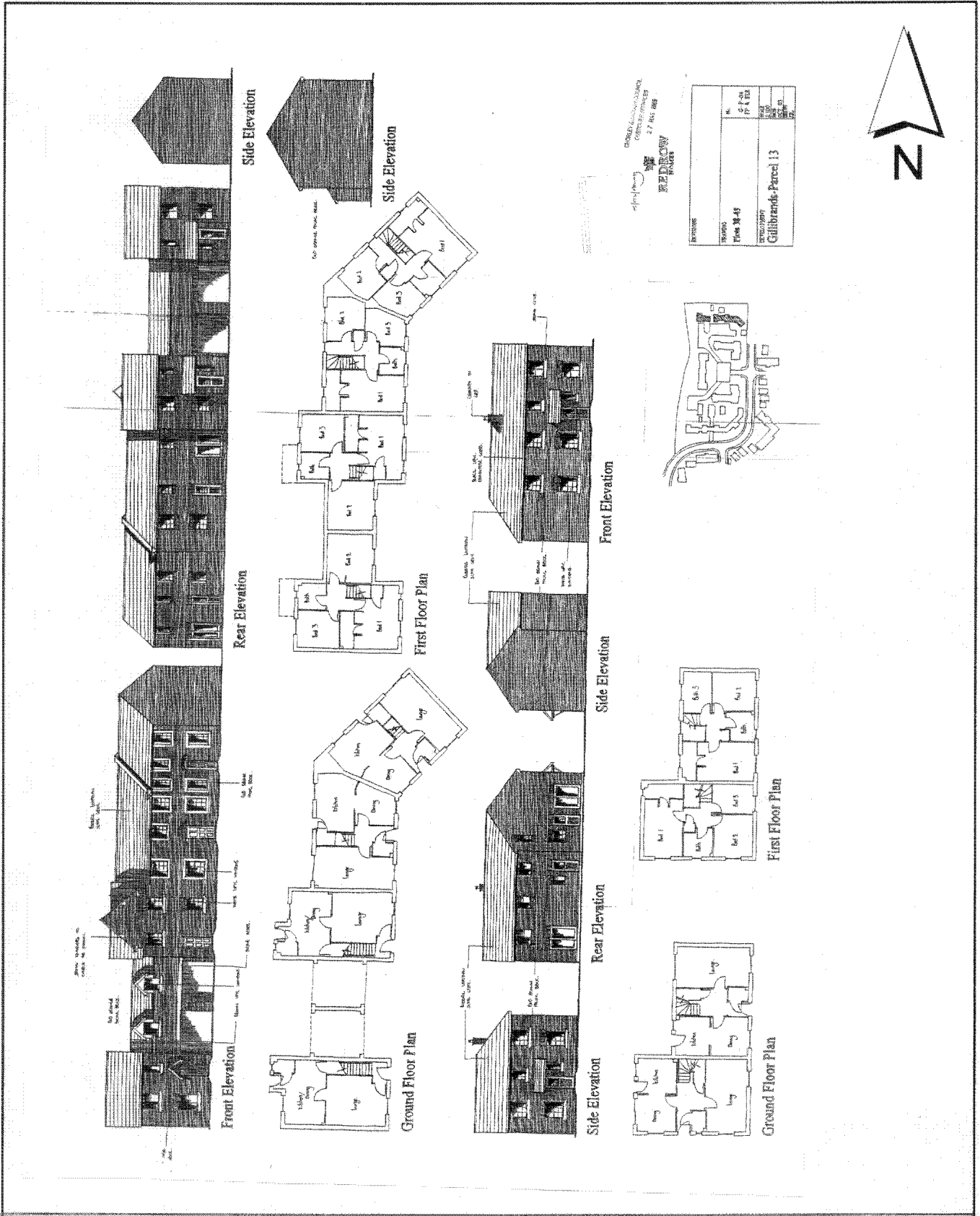


PROJECT	Apartment Block-plots 18-29
DATE	0-2-08
SCALE	1:50
DESIGNER	Gillibrand-Parcell
CLIENT	Chorley Borough Council



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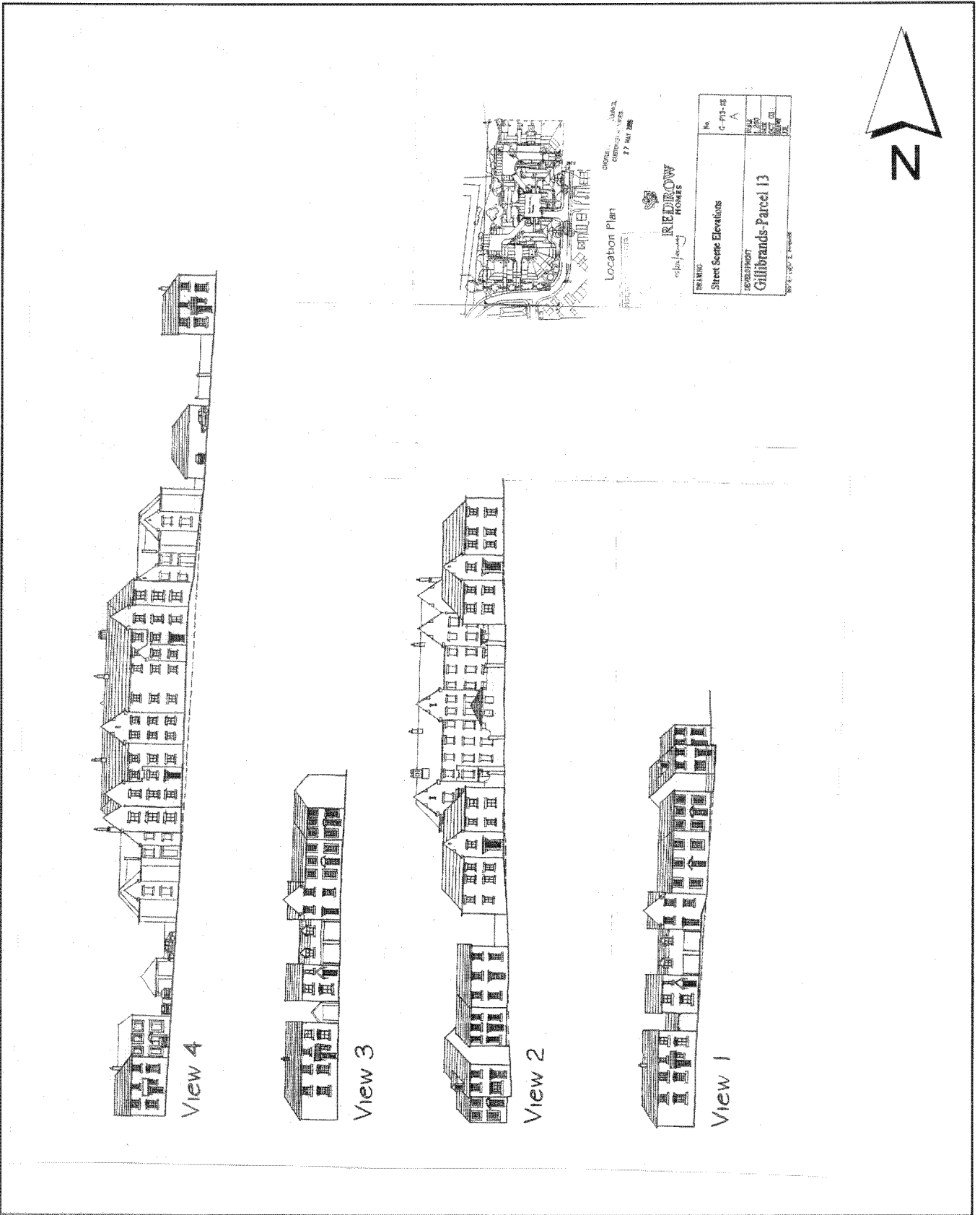
Application No.
05/00556/REMAJ

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<p>Application No. 05/00556/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 1</p>

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Item A. 2 **05/00557/REMAJ** **Approve**

Case Officer **Mrs Wendy Gudger**

Ward **Chorley South West**

Proposal **Reserved Matters Application for the erection of 43 dwellings comprising of 15 houses and 28 apartments (duplicate),**

Location **Parcel 13 Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover RoadChorley**

Applicant **Redrow Homes (Lancs) Ltd**

Proposal: This application proposes the construction of 43 units of accommodation on Parcel 13 of the Gillibrands Site.

This application has been submitted in duplicate and is identical to application 9/05/00556/REMAJ reported elsewhere on this agenda. Therefore these applications should be read together and the previous report applies equally to both applications.

The application is recommended for approval. All matters to be controlled by condition are suitably covered by conditions attached to the original outline planning permission.

**Recommendation: Approve
Conditions**

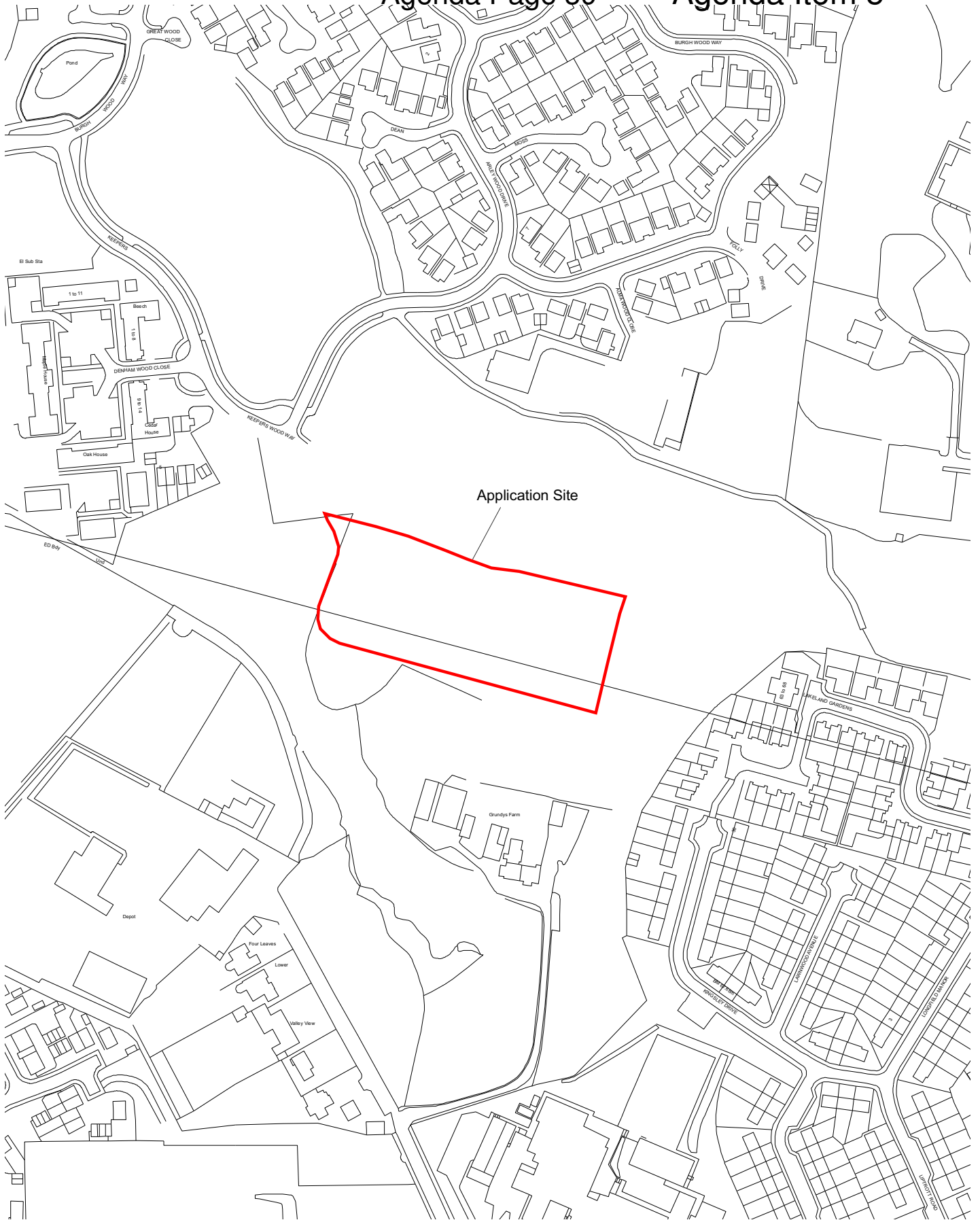
1. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
G-P2-P13-LP	27 May 2005	Location Plan
*****	27 May 2005	Site Plan
SK/GBP13/ENG	27 May 2005	Outline Engineering Proposal
G-P13-MAT	27 May 2005	Materials Schedule
*****	27 May 2005	Landscape Structure Plan
G-P-01 GFP + ELE	27 May 2005	Plots 1 – 9
G-P-01 FFP + SFP	27 May 2005	Plots 1 – 9
G-P-02 FP	27 May 2005	Apartment Block, Plots 10 - 17& Plots 30 – 37
G-P-02 ELE	27 May 2005	Apartment Block, Plots 10 - 17& Plots 30 – 37
G-P-03	27 May 2005	Apartment Block, Plots 18 – 29
G-P-03 ELE	27 May 2005	Apartment Block, Plots 18 – 29
G-P-04 FP + ELE	27 May 2005	Plots 38 – 43
G-P13-SS A	27 May 2005	Street Scene Elevations
G-P13-ED	27 May 2005	Entrance Detail
G-P13-QG	27 May 2005	Quadruple Linked Garage
M-TG1-B1 A	27 May 2005	Triple Garage Detail H2
L4036G1.1 B1	27 May 2005	Linked Pyramid Garage Details
M-SG2-B1 + G1	27 May 2005	Single Garage Details

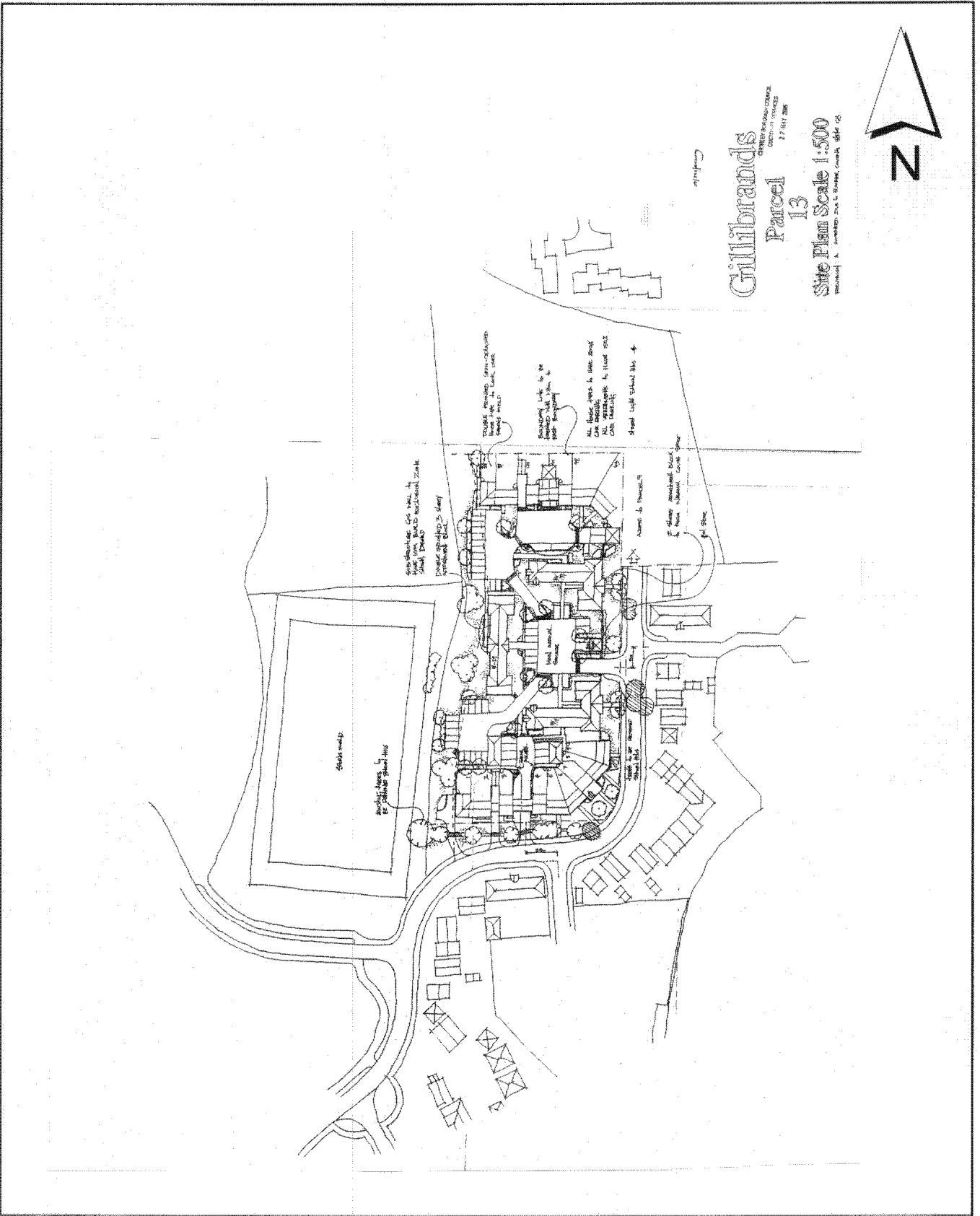
Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

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

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

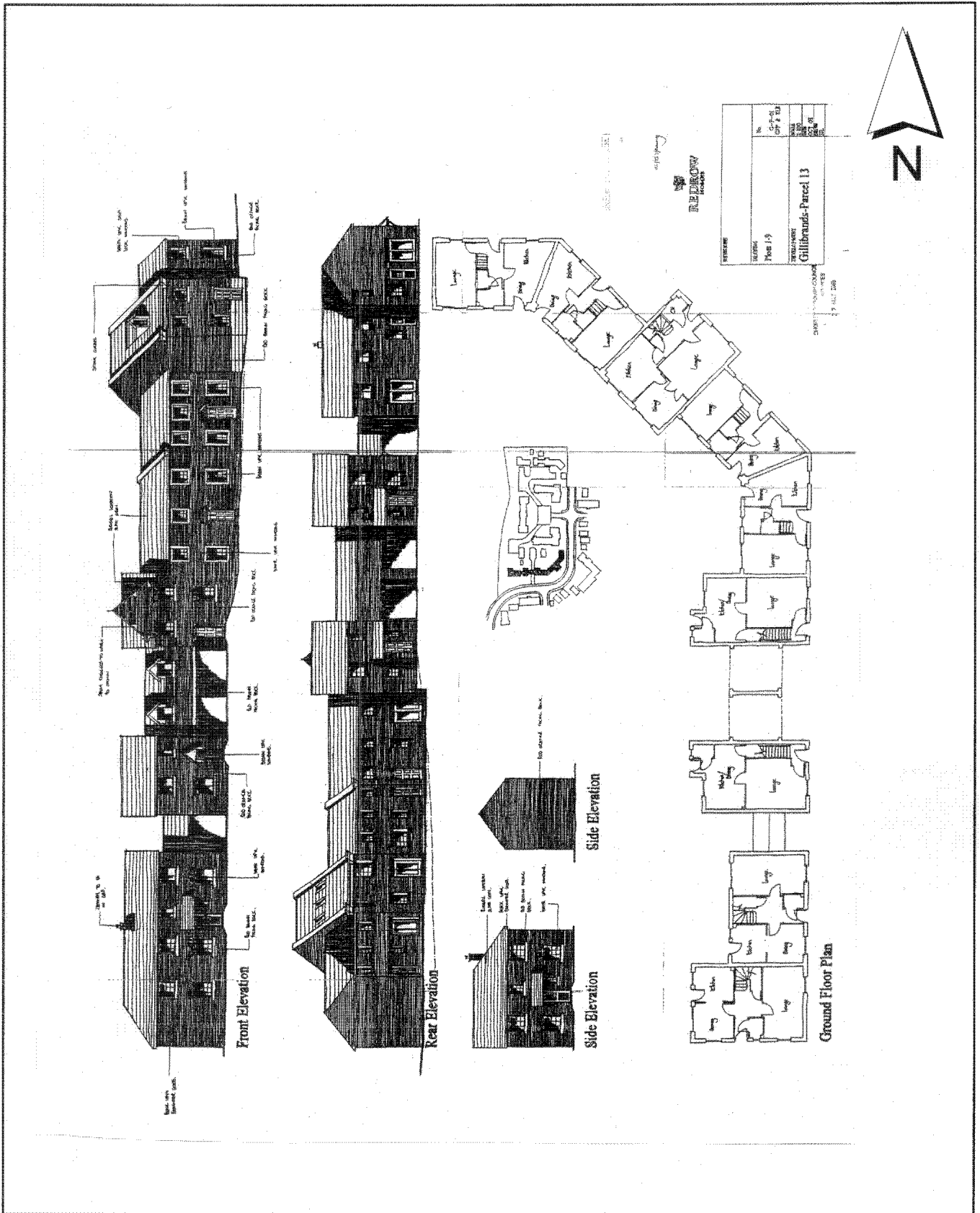


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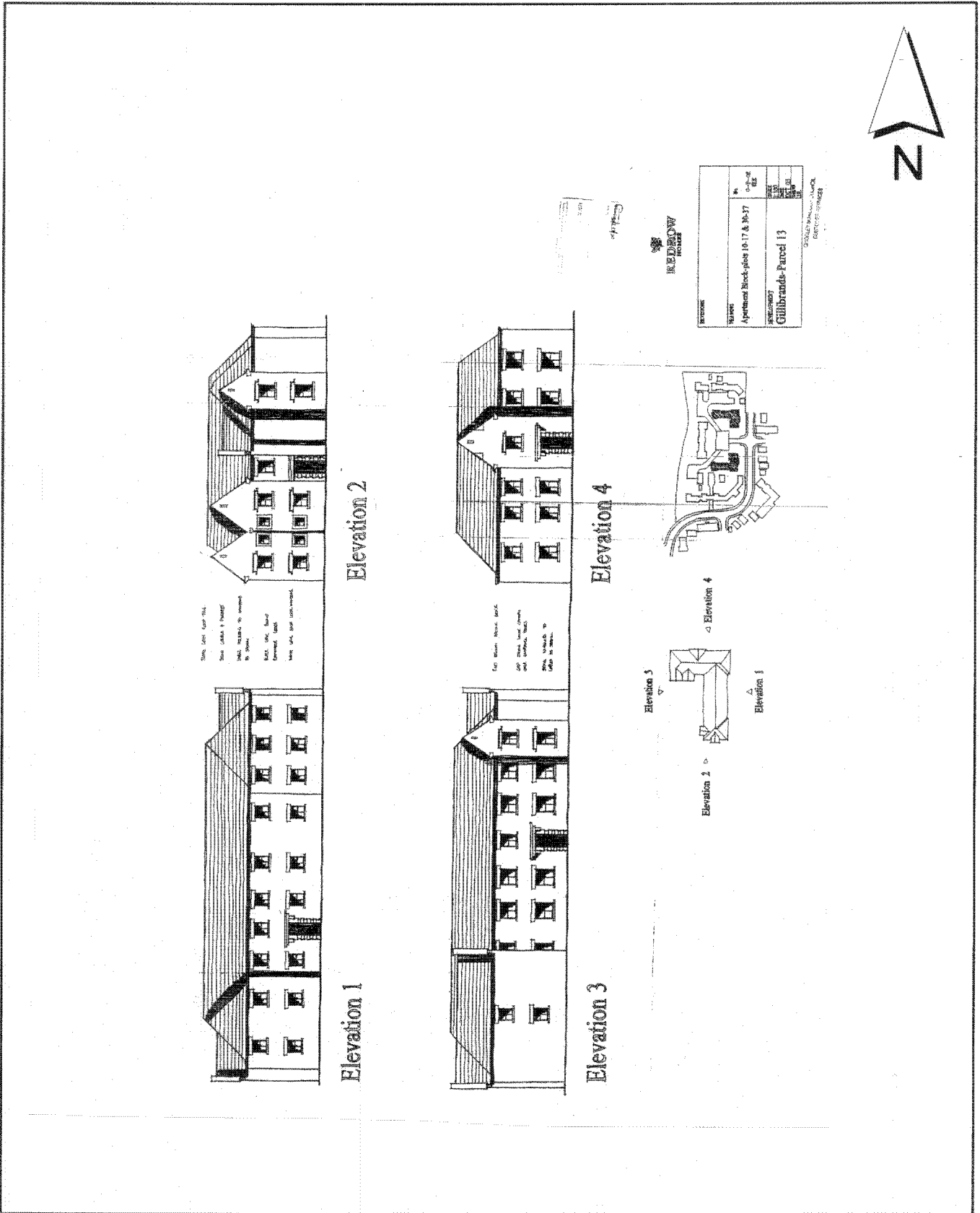
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<p>Application No. 05/00557/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

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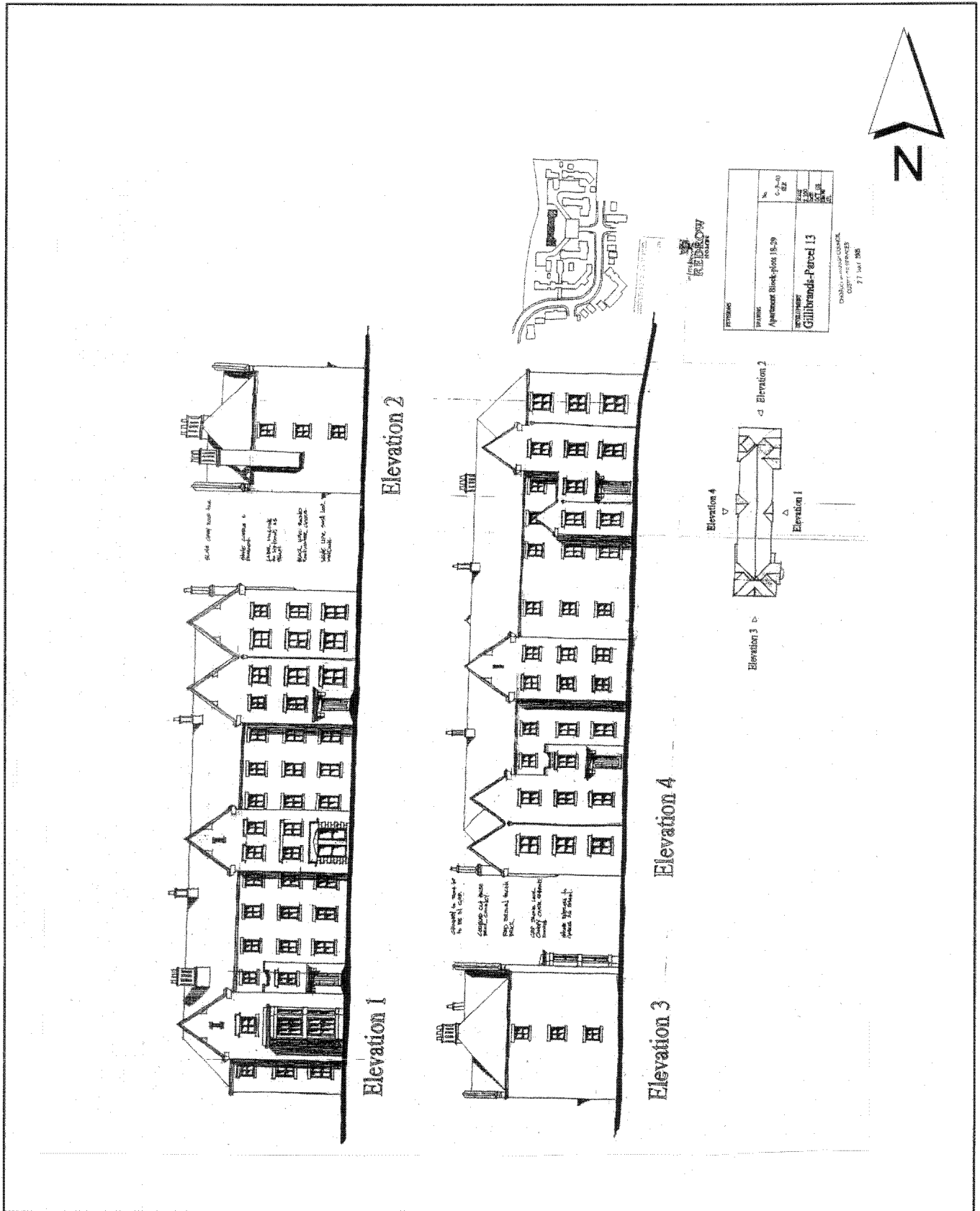
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<p>Application No. 05/00557/REMMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

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<p>Application No.</p> <p>05/00557/REMAJ</p>	<p>Grid Ref:</p> <p>E: 357004</p> <p>N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No.</p> <p>A. 2</p>

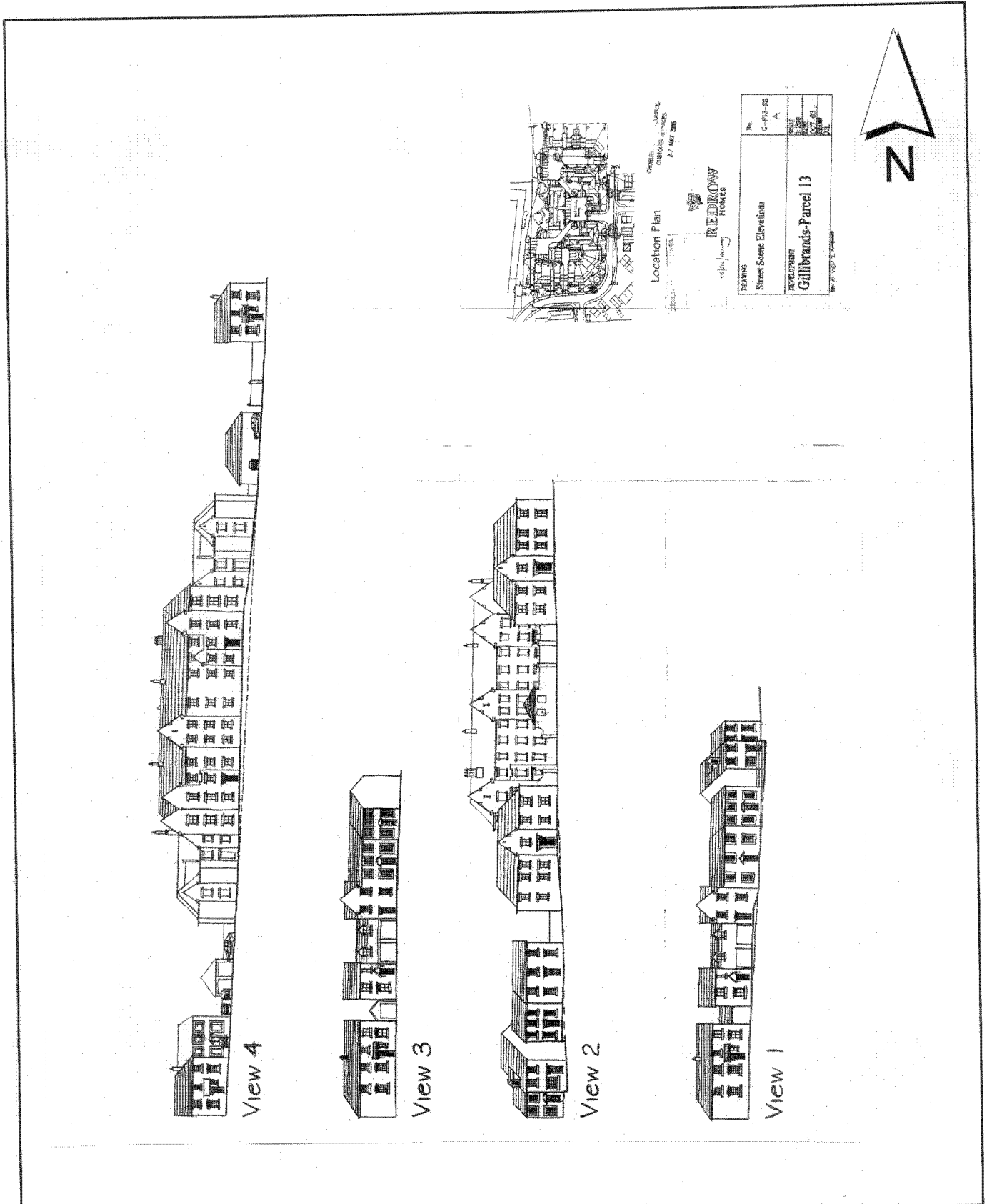
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<p>Application No. 05/00557/REMAAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

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<p>Application No. 05/00557/REMAJ</p>	<p>Grid Ref: E: 357004 N: 416764</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

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Item A. 3	05/00796/OUTMAJ	Permit
Case Officer	Mr David Stirzaker	
Ward	Chorley North East	
Proposal	Outline application for residential development (Site Area: 3978m²),	
Location	Land Adjacent Botany Brow Works Mason Street Chorley Lancashire	
Applicant	The Fowler Partnership	

Proposal This application seeks outline planning permission for the residential development of an area of land adjacent to and including the Talbot Arms Public House on Botany Brow, Chorley. The site is located to the north east of the town centre and comprises of an area of 3978m² relatively uniform land, which include the aforementioned public house and an empty industrial unit.

No details of the access, dwelling types and layout have been provided at this stage. These details will be submitted as part of a reserved matters application.

The site, apart from the Talbot Arms Pub is allocated under Policy HS7.2 as being suitable for housing redevelopment.

Planning Policy

GN1:	Main Settlement Area
GN5:	Building Design
HS4:	Design and Layout of Residential Developments
HS7	Redevelopment for Housing
TR4:	Highway Development Control Criteria
TR8:	Parking Provision Levels (superseded by Policy 7 of the Joint Lancashire Structure Plan 2001 – 2016) Policy 12 of the Joint Lancashire Structure Plan

- Planning History** The most recent planning applications are listed as follows:
- | | |
|----------------|---|
| 9/03/00788/FUL | Extract stack (permitted) |
| 9/90/00281/FUL | Use of land for the parking of commercial vehicles following demolition of existing garages (permitted) |
| 9/94/00001/FUL | Single storey dining room extension (withdrawn prior to determination) |
- Representations** At the time of preparing this report, no representations had been received by members of the public. If any are received, they will be reported in the addendum.
- Consultations** LCC (Highways) have raised no objection to the proposal although it is advised that details of the access be considered at this stage.
- LCC (Strategic Planning and Transport) have commented that the Council should consider whether there are any material considerations, which are of sufficient importance to outweigh the policy position established by the housing figures contained in the Joint Lancashire Structure Plan. It is also recommended that a contribution of £1000 per dwelling be sought towards to Kickstart initiative to facilitate enhanced frequencies of buses in the evenings and on Sundays. Comments are also made in relation to the lack of parking provision although provision levels are suggested disabled, car, motorcycle and bicycle space provision.
- Assessment** The application site is allocated under Policy HS7.2 as a site with redevelopment potential for housing. The site allocation in the local plan excludes the Talbot Arms Pub. However, it is considered the inclusion of this small area of land outside of the land allocated in the Local Plan is acceptable and logical, as it will facilitate the development of the whole of the site frontage to Botany Brow rather than on either side of it.
- The comments made by Lancashire County Council in terms of the housing numbers provided in the Joint Lancashire Structure Plan under Policy 12 have been considered. However, they state that the Council should consider whether there are any other material considerations, which are of sufficient importance to outweigh the policy position.
- If the application site had been a Windfall Housing site it is considered that it would have fallen within one of the exceptions to the Windfall Housing SPG. In particular exceptions F and K where there is a specific genuine benefit to the development of the site.

In light of this, it is considered that the redevelopment of the site would provide an opportunity to improve this long standing derelict site which at present is detrimental to the amenities of the local area and constitutes an under use of land. No objections to the proposal are therefore raised in terms of Policy 12 of the Joint Lancashire Structure Plan.

In terms of residential amenity, Botany Brow bound the site to the west, the grounds of St Peters Junior School to the south and east and residential development to the north. The residential properties, which are situated to the north, sit at a lower level than the site hence when the reserved matters application is submitted this aspect will require careful consideration to ensure the existing residential amenities enjoyed by the occupiers of these properties are maintained. An informative is recommended drawing the applicant's attention to this.

In street scene terms, no detailed design or house type information has been submitted at this stage. Again this will be reserved and as with layout, careful consideration will have to be given to how the development frontage onto Botany Brow is designed and laid out. However, a well thought out and designed frontage would enhance Botany Brow in this location. The land adjacent to the Talbot Arms Pub has become somewhat overgrown suffice to say the site is considered to be detrimental to the character and appearance of the locality. Accordingly, it is considered that its redevelopment would be of benefit to the locality.

Details of the access to the site have not been submitted at this stage although it is considered that a suitable access subject to detailing will be possible on the left hand side of the site from Botany Brow. In terms of the comments from LCC (Strategic Planning) on parking provision; this issue will be dealt with when the reserved matters application is submitted. LCC (Highways) commented that details of the access should be provided at this stage. The comments of the Head of Public Space Services are yet to be received and will be reported in the addendum along with any additional considerations arising as a result.

In line with the SPG on play-space contributions, the site developer will be required to enter into a Section 106 agreement with the Council when the reserved matters application is submitted. A section 106 agreement will also require a contribution of £1000 per dwelling towards the Kickstart initiative. An informative is recommended making the developer aware of this.

Conclusion

On the basis of the above it is recommended that planning permission be granted subject to the following conditions.

**Recommendation: Permit
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 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the siting, design, external appearance of the dwellings, the means of access thereto and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

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 of the dwellings (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved level details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 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 bounding the dwellings and site (where applicable) (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No 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. 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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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

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

8. 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 dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

9. The development hereby permitted shall not commence until full details of the junction between the proposed development site and Botany Brow have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied until that junction has been constructed in accordance with the approved details.

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

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Item A. 4	05/00805/FULMAJ	Permit
Case Officer	Mr Simon Pemberton	
Ward	Chorley North West	
Proposal	Erection of two storey office unit comprising of office space, associated storage and services provision, and erection of production unit with associated storage, services, office, first aid room and staff room provision,	
Location	Land South Of NIS Building Ackhurst Road Chorley Lancashire	
Applicant	NSG Environmental	
Proposal	<p>This application proposes the construction of a two storey office building, a single storey production building and associated works on land at the NIS Building, Ackhurst Road on the Common Bank Industrial Estate. The application follows the approval of a previous application for only the office building (in a different location), which was considered by Committee on the 24 May 2005.</p> <p>The revised proposals amend the location of the office building and include revised proposals for car parking and the construction of an additional industrial building. The design of the office building remains the same but it is now positioned at the front of the site adjacent to main Gillibrand Link Road. Access is still from Ackhurst Road at the rear of the site. A production building is now proposed at the rear of the site and is of similar overall proportions. Between the two buildings a car park is proposed to accommodate vehicles from the existing buildings and the proposed.</p> <p>The office building itself is of modern design constructed from a partially exposed white powder coated steel frame. The roof is flat and constructed from profiled steel. The external walls are finished in a combination of glass, white render and cedar boarding. There is a significant proportion of glazing in the front (west) and rear (east) elevations.</p>	
Policy	<p>This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003. It forms part of an existing Industrial Estate and as such policies GN1 and EM2 are of particular relevance. In addition general policies GN5 and TR4 are also pertinent.</p>	

Planning History There is no planning history of immediate relevance to the current application, other than the recent approval of an office building previously referred to (9/05/00355/FULMAJ). The last two applications on the site were submitted in 1996 for an extension (96/00565/FUL) and the construction of a steel framed store building (96/00767/FUL).

Consultations The Councils Highways Officer has negotiated some amendments to the proposal and has requested a Travel Plan. The County Council Highways Officer has raised no objection to the proposed development.

The County Council advises that the proposed development raises no strategic planning issues. They also state that the site is poorly served by public transport and as a consequence £800 per additional parking space should be collected. They also request the provision of spaces for motorcycles, bicycles and the mobility impaired.

The Environment Agency have made no objection but have recommended that a condition be attached to any planning permission relating to surface water regulation.

Representations No letters of representation has been received in response to the consultation exercise.

Assessment This application, submitted by NSG Environmental proposes to bring existing activities of the company onto one site, that of their, parent company NIS Ltd at Common Bank Industrial Estate. They currently have an office based at Farington Business Park in Leyland and provide waste management & decommissioning solutions, including the decommissioning of nuclear facilities. Their parent company, NIS Ltd, are specialists in the integration of engineering systems for the nuclear, consumer electronics and security industries. The applicants advise that the existing site employs 200 people and the proposed office and production building will employ a further 90 people.

The site of the proposed building is located on an existing area of excess land within the curtilage of the existing NIS Building. Part of the land is currently being used for informal car parking, and the remainder is a large bund between the existing building and the adjoining industrial units. This bund apparently serves no functional purpose, but was created when the remainder of the site was levelled to facilitate the construction of the existing buildings. There are no other landscape features on the site, which has the appearance of unkempt grassland/scrub. On the land within the adjoining highway verge to the Gillibrands Link Road there has been extensive tree planting.

It is proposed to remove the bund and construct the proposed buildings with a finished floor level similar to the existing and adjoining buildings. The proposed building will be clearly visible from the adjoining link road. However, its design is acceptable and it will be no more visible than the adjoining industrial buildings.

In terms of access and parking, the County Council Highways Officer is satisfied with the details of the application. The applicant has previously indicated in writing that they are happy to enter into a travel plan.

In relation to the Council's request for a financial contribution, it is not clear how this figure has been derived. The existing site has 85 formal parking spaces and the previous planning approval for the office building made provision for 32 parking spaces. There are a number of informal parking spaces currently on the land the subject of the application. The proposal adds a further 73 parking spaces, resulting in a total provision on site of 187. The requirement for the production building would be 36 spaces and the office building 37 giving a total of 73 spaces.

Given this proposal accords with the standards, the previous grant of planning permission without this requirement, and the lack of any certainty of the justification for the suggested contribution by the County Council, it is not considered that a reason for refusal could be sustained on this basis. It would be more appropriate to continue the requirement to enter into the Travel Plan.

In general terms it is appropriate in terms of its location within an existing industrial estate and is compatible with the surrounding uses. There have been no objections to the proposed application.

In terms of siting, given the presence of the bund there is a significant change in levels across the site. Details of finished floor levels have not been submitted and will need to be conditioned in order to ensure that the building is constructed at an appropriate level. In this respect there will need to be some re-grading of the land. The detailed design of the proposed building is appropriate to its location.

The proposals therefore accord with the aforementioned policies in the development plan. The application is therefore recommended for approval subject to the following conditions:

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

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

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

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

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

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

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

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

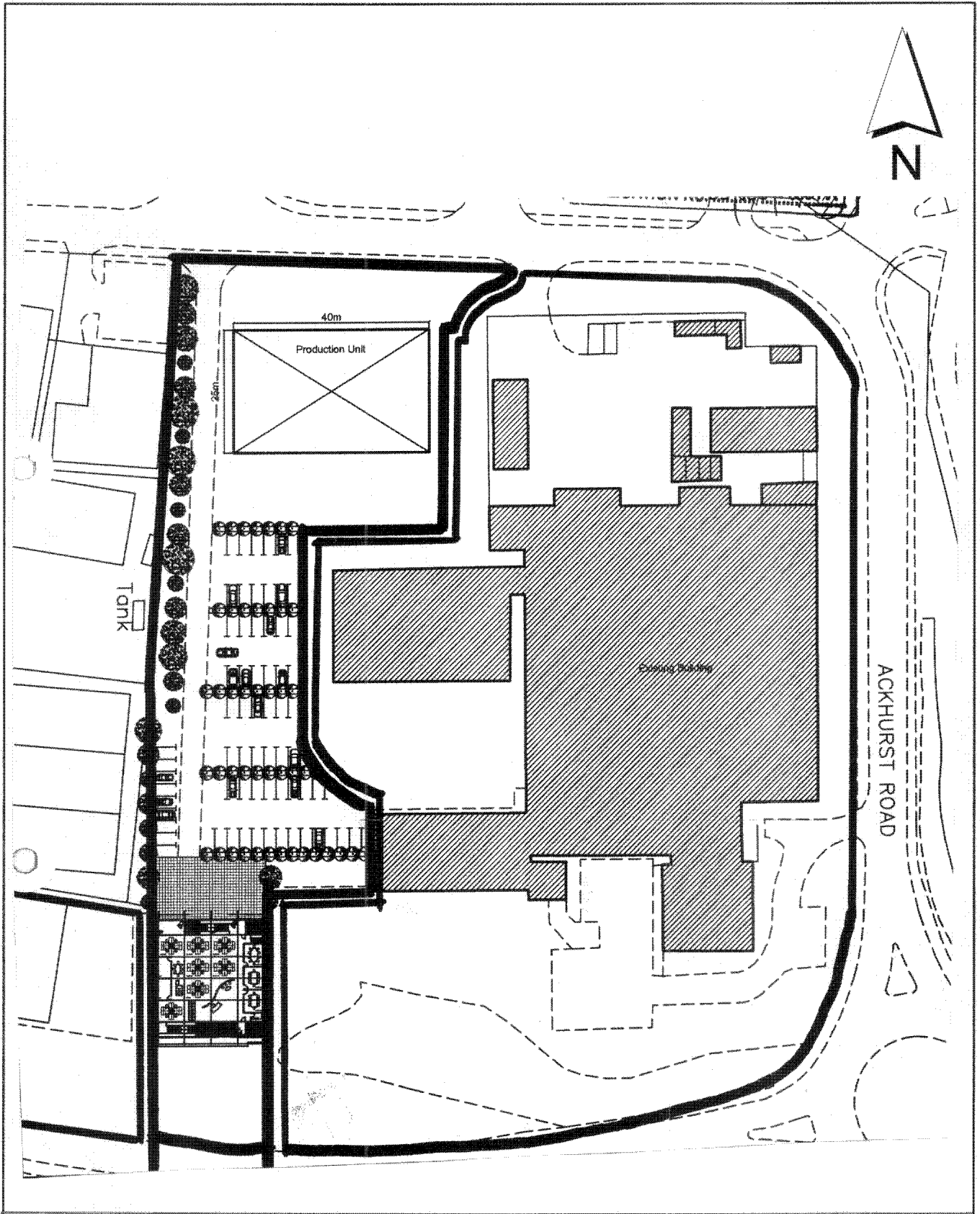
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

8. Prior to the commencement of the development a 'Green Commuter/Travel Plan' for the existing and proposed buildings shall have been submitted to and approved in writing by the Council as Local Planning Authority. The 'Green Commuter/Travel Plan' should set out those proposals to be implemented in the coming year to reduce the proportion of all trips to the complex (by staff and visitors), which are made by private car and to specifically encourage the proportion of trips made by other modes of travel. No later than 1 January on each of the following 5 years further 'Green Commuter/Travel Plans' shall be submitted to and approved in writing by the Council as Local Planning Authority. These Plans to include proposals as outlined above and monitoring information to indicate the extent to which travel patterns have been influenced.

Reason: To encourage modes of travel other than the private car and in accordance with policies TR1, TR4 and TR7.

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 Head of Planning Services
 Chorley Borough Council

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Application No. 05/00805/FULMAJ	Grid Ref: E: 356554 N: 417361	Scale:	Agenda Item No. A. 4
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Item A. 5	05/00940/FULMAJ	Permit
Case Officer	Mr David Stirzaker	
Ward	Coppull	
Proposal	Proposed extension of caravan dealership and associated parking area for staff and customers,	
Location	Dave Barron Caravans Chapel Lane Coppull Lancashire	
Applicant	Barron Group Ltd	

Proposal This application proposes the formation of a car park and the extension to an existing outdoor sales area. The application has been submitted on behalf of Barrons. The site is located off Chapel Lane within the settlement area of Coppull.

The car park and extended sales area would cover an area of approx. 1 hectare and would be on a currently vacant site that was formerly part of a concrete plant. The car park would provide a total of 144 spaces with 13 disabled spaces along with cycle and motorcycle spaces. The car park is to be surfaced with gravel with the parking spaces denoted by brick paviours. A picnic area is proposed adjacent to Chapel Way and the car park itself will be divided up by planted islands and paved walkways leading to the sales area. The existing car parking area to the south will be utilised as an additional display area.

To the north of the site a landscaped bund with a maximum height of 2m is proposed behind the properties on Poplar Drive. A tract of landscaping is also proposed adjacent to the semi-detached properties on Chapel Lane. The lighting of the car park is to comprise of low level lighting behind the properties on Poplar Drive and adjacent to the properties on Chapel Lane. To the east of the site a new hedge is proposed with a new fence proposed behind.

Applicants Case The applicant has provided a detailed statement in support of the application, the contents of which can be summarised as follows: -

- Barron Group Ltd was established in 1956 in Blackpool and the business has grown considerably over the years. The company has centres within Lancashire, County Durham, Cumbria, Kent, Yorkshire, North Wales and Cheshire and is now one of the largest retailers of leisure vehicles and equipment in the UK and Europe.
- The Coppull site is the base of the North West branch and the headquarters of the Barron Group. It is a strategic site for business and the co-ordinated and structured development and enhancement of this site is the primary concern of the applicant.

- Barrons first moved to Coppull in 1981 and the site was the first trading branch within the company and remains the head office as well as a main sales site.
- Turnover at the Coppull site has almost doubled in the last four years and in the last 9 years, investment in the site has resulted in a substantial increase in employment from 68 to 119 jobs.
- The continued expansion of the site has meant that the Coppull site is now at capacity and the additional space requirements cannot be accommodated hence the submission of this application, which is the preferred choice.
- The creation of additional employment opportunities at the site has been demonstrated over a number of years and the expansion of the existing site would ensure the continuation of employment for existing staff, the majority of whom are located within the Coppull and Chorley areas.
- It has been estimated that over the next 5 years the turnover growth from the enlarged site will result in the creation of another 46 jobs taking the total number of jobs created to 165, with the potential for more.

Planning Policy

GN1:	Settlement Policy – Main Settlements
GN5	Building Design & Retaining Existing Landscape Features & Natural Habitats
EP20	Noise
EP21A:	Light Pollution
EM1.10:	Employment Land Allocations
TR4:	Highway Development Control Criteria
TR8:	Parking Provision Levels (TR8 has been superseded by Policy 7 of the Joint Lancashire Structure Plan)

Planning History

05/00673/FULMAJ - Proposed extension of caravan dealership and associated parking area for staff and customers (withdrawn prior to determination)
 02/01062/FUL - Erection of outdoor sales canopy over existing concrete columns (permitted)
 02/00079/ADV - Retrospective application for the display of sign (refused)

Representations

At the time of preparing this report, no representations from local residents had been received. If any representations are received, they will be reported in the addendum.

Consultations

At the time of preparing this report, no comments had been received from Coppull Parish Council. Comments will accordingly be reported in the addendum.

The Head of Public Space Services has not commented on the application as it is outside of the core area.

At the time of preparing this report, no comments had been received from LCC (Highways), the Environment Agency and the Head of Environmental Services. They will be reported in the addendum once received although it is not expected the comments will change from those made on the previous application whereby no objections were raised by the three statutory consultees listed above.

Assessment

The site is allocated under Policy EM1.10 as a site suitable for employment use. The use of the site for the display of caravans and car parking would not fall within any of the uses prescribed under this policy (B1 & B8). However, the applicant's supporting statement provides growth projections based on the recent performance of the business estimating that if it were allowed to expand by virtue of permission being granted, then an additional 46 jobs would be created over the next five years with potential for even more. The applicant has also stated that the business may have to relocate to a larger site elsewhere in the northwest if planning permission is not granted. This would lead to the loss of over 100 jobs in Coppull. At present, 69 employees live in the Chorley Borough and 31 live in the Coppull parish. The projected growth predicts this would increase to 96 employees living in the Chorley Borough and 43 living in the Coppull Parish.

It is not possible to guarantee that these jobs will be created nor is it possible to guarantee the growth rates predicted. However, it is clear that the business has grown substantially over the past number of years and if the growth continues, which it would appear likely to, then it is not unrealistic to expect the number of employees to grow in line with the applicants projections.

Clearly, the objective of Policy EM1 is to facilitate employment generating uses and when equated to the business expansion proposed and subsequent employment generation, it is considered that the proposal can be seen as an acceptable use of the site as the knock on effect of the additional display area and car parking will be to enable Barron's business to continue growing at the Coppull site. On this basis, objection is not raised to the application on the grounds of Policy EM1.

In terms of the impact of the proposal on the amenities of the adjacent residents, views of the car park will be limited by the landscaped bund behind the rear of the properties on Poplar Drive and the use of the car park will be limited by condition restricting its opening to no earlier than 7am and closing no later than 7pm with the exception of Wednesday evenings in the summer (March to October inclusive) when the car park will be open until 9pm to tie in with the late night opening of the site itself. However, it is considered that sufficient distance exists between the car park and residential properties to enable its use within these hours without causing excessive noise and disturbance.

The proposed landscaping has been well thought out and in the form submitted is acceptable mitigating the need for a further scheme to be submitted as a condition requirement therefore according with Policy GN5. The landscaped bund will provide an adequate screen to the car park and sales area from the properties on Poplar Drive and likewise will provide a screen from the car park and sales area to the properties on Poplar Drive therefore protecting residential amenity. Views from the semi-detached properties on Chapel Lane will be largely screened from the development by an area of shrub planting which will include 7 individual larger stock Rowan trees.

Details of the lighting will be required as a condition and there is no reason to doubt that a suitable scheme can be achieved as the applicant has confirmed that low-level lighting will be utilised behind the properties on Poplar Drive and adjacent to the properties on Chapel Lane to minimise impact. An indicative light specification has already been submitted demonstrating that light pollution would be kept to a minimal level. It is therefore considered that the proposal accords with Policy EP21A.

In terms of the outward impact of the development, the site is, as existing, well screened from Chapel Lane by a tract of mature protected trees. An additional hedge in front of the security fence will bolster this screening, which is of an acceptable design and height. It should be borne in mind that the site could have potentially housed industrial units which would have had a significantly greater outward impact than the current proposal hence it is considered that the extended display area and new car park would not be detrimental to the character and appearance of the locality.

In terms of highway and traffic impacts, LCC (Highways) raised no objection to the previous withdrawn application although comments on this application have yet to be received. Notwithstanding this, the car park will provide additional spaces in a properly laid out manner. The current car parking area is not properly laid out and due to the lack of spaces; it is often the case that customers park on Chapel Lane at the weekends and during busy periods. It is proposed that the existing parking area will be given over to display. The number of parking spaces is considered acceptable and cycle and motorcycle spaces are also proposed along with dedicated disabled parking bays. The proposal therefore accords with the objectives of Policy Nos. TR4 and Policy 7 of the Joint Lancashire Structure Plan, which has superseded Policy TR8 of the Local Plan.

Conclusion

On the basis of the above, it is recommended that planning permission be granted subject to the following conditions.

Recommendation: Permit Conditions

1. The development hereby permitted shall not commence until full details of the colour, form and texture of all 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

2. Before the use of the car park and extended sales area hereby permitted is first commenced, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

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

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

4. The car park hereby permitted shall be restricted to the following hours of use: -
During March to October inclusive; Monday to Saturday between the hours of 7am and 7pm, Wednesdays between the hours of 7am and 9pm and Sundays between the hours of 10am and 6pm. During November to February inclusive; Monday to Saturday between the hours of 7am and 6pm and Sundays between the hours of 10am and 6pm

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

5. During the hours when car park hereby permitted is not in use, it shall be closed off to vehicular traffic by a secure locked barrier placed at the entrance to the car park, the details of which should first be submitted to and approved in writing by the Local Planning Authority prior to the use of the car park commencing. The secure barrier shall remain locked at all times thereafter, when the car park is vacant.

Reason: To protect the amenities of local residents and in accordance with Policy No. GN1 of the Adopted Chorley Borough Local Plan Review.

6. The proposed development must be begun not later than 5 years from the date of this permission.

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

7. Before the development hereby permitted are first commenced, full details of the lighting to the car park and sales area (notwithstanding any such detail shown on the previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a full specification of the low level lighting behind the properties on Poplar Drive and Chapel Lane and shall include the following; the height of the lighting columns or fixtures, their position, the angle of tilt of the lanterns, baffles and lux levels. A plan shall also be submitted detailing the illuminance levels over the car park, sales area and around the periphery of the site to demonstrate light pollution will not harm the living conditions of those properties adjacent to the site.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby properties and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.

8. Before any development hereby permitted is first commenced, full details of the cycle and motorcycle parking areas shall have been submitted to and approved in writing by the Local Planning Authority. The cycle and motorcycle parking areas shall be provided in accordance with the approved details prior to the first use of the extended sales area and car park hereby permitted and shall not thereafter be used for any purpose other than the parking/storage of cycles and motorcycles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review as superseded by Policy 7 of the Joint Lancashire Structure Plan 2001 – 2016.

9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:1991 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

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

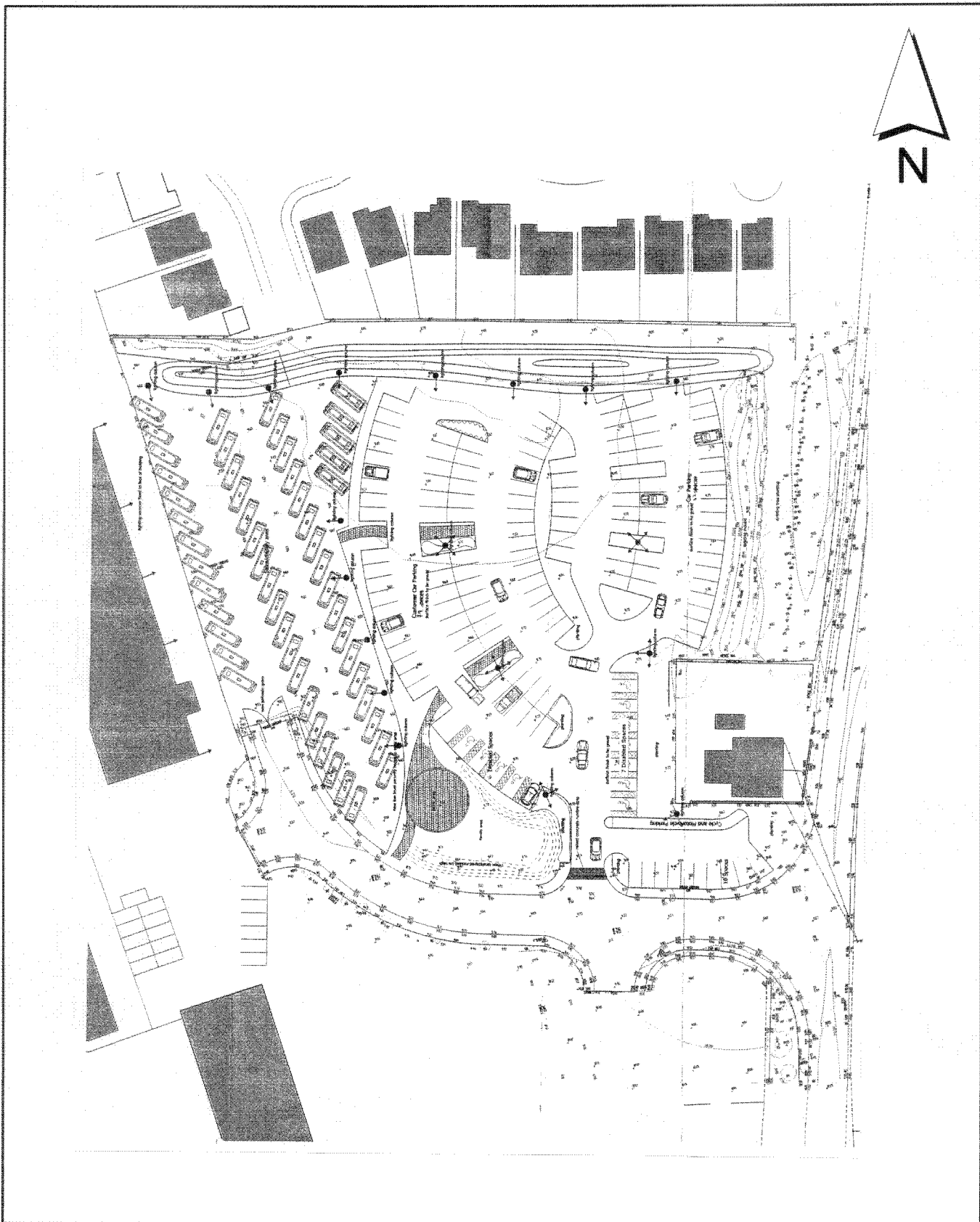
Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

11. The security fence running adjacent to Chapel Lane along the eastern site boundary shall be colour finished dark green and retained as such at all times thereafter.

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

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Chorley Borough Council

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Application No.

05/00940/FULMAJ

Grid Ref:

E: 356689
N: 413888

Scale:

Agenda Item No.

A. 5

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Item B. 1	05/00500/FUL	Permit
Case Officer	Mr Nigel Robinson	
Ward	Eccleston And Mawdesley	
Proposal	Construction of tennis court and associated walls, fences and other works	
Location	The Old Rectory High Street Mawdesley LancashireL40 3TD	
Applicant	Mr And Mrs Warburton	

Background	<p>This is an application to lay-out a hard surface tennis court on open land, formally in agricultural use, which has the benefit of planning permission for change of use of agricultural land to extended residential curtilage for the Old Rectory (04/983) whose existing garden curtilage adjoins this land. The application site adjoins open land to the west currently used as the graveyard to St. Peter's Church. The earlier planning permission took away permitted development rights for the use of the land and as such planning permission is required for this development. Also incorporated into the development are details of means of enclosure to both the site and the tennis court playing area as well as landscaping proposals for this area of land – both of which were required by planning condition. These details accompanying the application have been amended since its initial submission. A public footpath immediately abuts the application site. Its route was formally diverted prior to the applicant buying the land and obtaining planning permission for its reuse.</p>
Planning Policy	<p>DC1 Green Belt; PPG 2; control of the development of land/buildings in the green belt, which could impinge upon the openness of the green belt.</p>
Planning History	<p>04/983 – Change of use of agricultural land, to residential curtilage.</p>
Consultees	<p>Upon initial consultation, Mawdesley Parish Council objected to the location of the tennis court and the siting of the screen wall ; the Parish Council have been reconsulted on the revisions now submitted for a decision</p>

Third Party Representations

Six letters of objection received upon the initial consultation from Mawdesley with Bispham Parochial Church Council, the diocese of Blackburn, the Reverend Canon Gordon of Mawdsley and from two residents in Mawdsley and one in Eccleston. The substance of the points of objection made are as follows:

- The site of the tennis court is too close to the consecrated ground of the graveyard, where burials take place and the previously bereaved come to contemplate in quiet.
- The Old Rectory has extensive grounds and better location for the court should be able to be found.
- The tennis court needs to be moved further away from the graveyard.
- The approval of this application will lead to further applications for associated built works such as a pavilion.
- Stray tennis balls could fly into the graveyard, irrespective or not of whether there is a funeral on or not; these would have to be collected.
- Normal vocal reactions from playing tennis will be displayed by both adults and children; noise is bound to increase dramatically.
- The proposed high wall appears unacceptable for both a rural setting and within the green belt.

These respondents have been re-consulted on the submitted revisions and any further views received will be reported.

Applicant's Case

Amended plans have been submitted to overcome the concerns of both the Council and the Parochial Church Council. The applicant states that objections to the development appear to be based upon noise in proximity to the graveyard. If it were realistic to lay a grass court there would be no noise from the court but unfortunately the weather in Lancashire would preclude regular use. He is willing to finance a very satisfactory level of detailing to ensure that the court suits its setting. The applicant says that he and his family are mindful of the situation of the graveyard and would respect funerals taking place by not playing on the court at that time. This would be normal behaviour by a good neighbour. He and his family are members of the Church and respect it. The position of the existing terrace to the side garden where the applicants' children play backs on to the garden of remembrance and the only comments made about this situation have been positive ones.

Assessment

There are two considerations to make a judgment upon under the scope of this application. Firstly, there is the potential impact upon the openness of the green belt in this situation and adjacent open agricultural land and the route of a public footpath. Secondly, there is a consideration as to whether the impact of the proposed use upon the use of the adjacent graveyard is material planning consideration that warrants significant weight to be given to it.

On the Green Belt issue, clearly permitted development rights were removed to allow for consideration of any uses upon this new area of the garden, which might impact upon the setting of the site in the Green Belt. A very urban treatment for a tennis

court or an enclosure for a swimming pool could have an adverse impact on a site that would be clearly noticeable from High Street, the churchyard and the public footpath that adjoins the site. Upon submission of this application, there were strong concerns about the appearance of the screen fences to the northern boundary and around the tennis court as well as the high brick wall adjacent to the graveyard. All were considered to represent typically urban forms that would have been alien in this situation and as such unacceptable. The applicants' agents were advised of this.

The amendments received are considered to be more appropriate. The planting of the mature hedge is now something, which is available and feasible. The mesh panel fence can be located in such a position that its face addresses the garden area as opposed to the graveyard. The temporary fencing to the northern boundary will have a much more natural appearance and would in any event be replaced after two years once the longer length of hedgerow establishes. The chain link fencing around the court area itself has been kept to a maximum of 2 metres and is more open than a heavy decorative fence type, while experience has shown that when erected in pre-treated black, the mesh and support posts are 'lost' much better in an open background than green or brown. It is not considered that there would be any harm to the openness of the Green Belt or the setting of the site adjacent to open countryside or the public footpath.

With regard to the possible impact of the use upon the use of the graveyard, as with the previous application, it is considered that the location of the graveyard in juxtaposition to the application site is a material consideration. It is an unusual scenario which is unlikely to have been repeated on many occasions elsewhere. What has to be considered is whether or not there would be any resultant harm from playing tennis upon an area of quiet contemplation that is synonymous with a churchyard/graveyard.

The applicants have identified that they would not play tennis whilst burials are being undertaken but clearly this could not be conditioned and any planning permission would relate to the property as opposed to the applicants. However, one has to be reasonably pragmatic about how the proposed use will be undertaken in practice. As the applicant states, the existing configuration of his current garden curtilage and terraced play area adjoins the church's main garden of remembrance and original graveyard. The applicants could actually remodel his existing garden in that location and actually construct a tennis court area there without any planning permission. The church site adjacent the proposed tennis court is a more open piece of land, which holds the more recent and new graves. On balance given the visual improvements gained that will screen the court more favourably from the graveyard its presence will be less apparent to users of the graveyard.

Conclusion

On balance it is considered that planning permission can be granted for the proposed tennis court subject to the recommended conditions.

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. The approved plans are:

Plan Ref.	Received On:	Title:
3338/ex/01	12/04/05	Location Plan
484.08	03/10/05	Site layout plan/landscaping.

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

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

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

4. The implementation of the landscaping to supplement the existing hedge to the western site boundary with the adjacent church land shall not be undertaken until the Local Planning Authority approves the following matters:

a] The number of the hedging plants proposed and their spacing.

b] The precise position of the proposed mesh enclosure fence in juxtaposition to the existing boundary hedge and proposed hedge.

Reason: In the interests of providing a satisfactory means of enclosure to the boundary that satisfies visual amenity, and to accord with policy GN5 of the Adopted Chorley Borough Local Plan Review.

5. There shall be no illumination of the tennis court at any time.

Reason: In the interests of safeguarding visual amenity on this site viewed against the background of open countryside and sensitively located in the Green Belt as identified on the Proposals Map to the Adopted Chorley Borough Local Plan Review; the use of illumination sources be an alien urban feature in this location. Policy DC1 of the Local Plan is relevant.

6. The section of hazel wattle fencing to the northern site boundary shall be removed after a period of no later than 2 years from the commencement of planting of the new hedge to that boundary, the date of which shall be identified in writing to the Local Planning Authority.

Reason: To remove the built form of development from the site in favour of a natural boundary treatment in this situation adjacent open countryside and within the Green Belt; also in accordance with the provisions of policies GN5 and DC1 of the Adopted Chorley Borough Local Plan Review .

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Item B. 2	05/00736/FUL	Permit
Case Officer	Mr Nigel Robinson	
Ward	Eccleston And Mawdesley	
Proposal	Erection of a two storey replacement dwelling,	
Location	West Hatch School Lane Mawdesley LancashireL40 3TG	
Applicant	Mrs Bunner,	

Background A replacement dwelling is proposed in a two storey cottage style to replace existing pitched roof bungalow with substantial areas of flat roof extension to rear that extend above the eaves gutter line; site on immediate frontage to School Lane; some spasmodic residential units on the application property side of School Lane, while there is no built development opposite. The site is located in the Green Belt. The replacement dwelling is directly upon the footprint of the building that it replaces but it has been moved over somewhat to the east onto an existing open portion of the curtilage.

The proposal would result in an increase in the cubic capacity of the existing property on site, but there would be a significant reduction in the amount of built development in terms of building footprint. The existing building footprint is 120 sq. m and volume 334 cu.m, while the proposed footprint is 76 sq.m and the volume 418 cu.m. The volume increase above that of the existing extended dwelling is 25%.

The proposals allow now for two useable off - street parking spaces; currently there is a very small, timber garage attached to the dwelling while the space in front of it, up to the highway does not allow enough room for parking off - street for all but a 'mini' style vehicle.

Planning Policy DC8A (Replacement dwellings in the Green Belt) & GN5 (Consideration of New Development).

Planning History No relevant history for any of the extensions to the rear of the property

Consultees Mawdsley Parish Council state they have no objections, subject to compliance with Council policy, on no significant increases in the volume of the new dwelling. Upon the basis of these comments as there is a volume increase, despite the building footprint reduction; the application is brought forward to Committee for consideration.

Third Party None received.

Representations

Applicant's Case Application support statement submitted 12/09/2005; within this they submit details about the volume calculations (verified) and rationale about the appearance of the site in School Lane with photographs taken from School Lane and High Street, and the improvements that would accrue from the building of a more traditional property, albeit at two storey.

Assessment Under the scope of policy DC8A, replacement dwellings in the Green Belt ought not to detract from the openness of the Green Belt, ought not to be materially larger than the building it replaces and also ought not to result in a significant increase in the volume of the current dwelling.

All these factors can be assessed in the following critique. Firstly, the replacement dwelling is only larger in terms of its height, which is kept to relatively modest proportions in terms of ridge and eaves heights (6.6m. & 4.4m respectively). The overall size with the deep expansive flat roof elements is greater. The volume is certainly greater than that of the current dwelling by reason of its increased height, but are there due benefits that would warrant allowing an approximate third increase in volume above that of the existing extended bungalow. On this occasion it is considered that there is a material consideration in the form and appearance of the proposed dwelling over that of the existing, given the much-improved appearance of the intended dwelling on site in juxtaposition to the neighbouring properties and in relation to street picture to School Lane.

Though proposed two-storey with fenestration introduced, whereas none currently exists because of the nature of the existing property, the actual window space proposed at first floor level is modest. No.3 School Lane adjacent has a significant rear curtilage and the proposed dwelling is set in front of the end of that cartilage. Though there is a detached building with accommodation, within that curtilage immediately to the rear of the proposed dwelling, its aspect is outward facing directly onto the rear curtilage of no.3. The dwelling has been moved over as far as conceivably possible to further minimise any impact upon no.3.

In terms of impact upon the openness of the Green Belt, it is not felt that this proposal causes any harm to the appearance or openness of the Green Belt.

Conclusion The application is recommended for approval, although it is important that permitted development rights are removed to enable control over any possible future extension. Given the size of the curtilage at this property though, it is considered that any significant future extension of the property would probably not be considered favourably.

Recommendation: Permit Conditions

1. The development hereby permitted shall not commence until samples of all external facing materials to the proposed replacement dwelling (notwithstanding any details shown on previously submitted plan 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, DC8A of the Adopted Chorley Borough Local Plan Review.

2. The approved plans are:

Plan Ref.	Received On:	Title:
LG.B.05.02C	18/07/05	Proposed Site Layout Plan
LG.B.05.03C	ditto	Proposed floor plans
LG.B.05.04 / 05 B	ditto	Proposed elevations
LG.B.05.06	ditto	Volume calculations

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

3. 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 dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

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

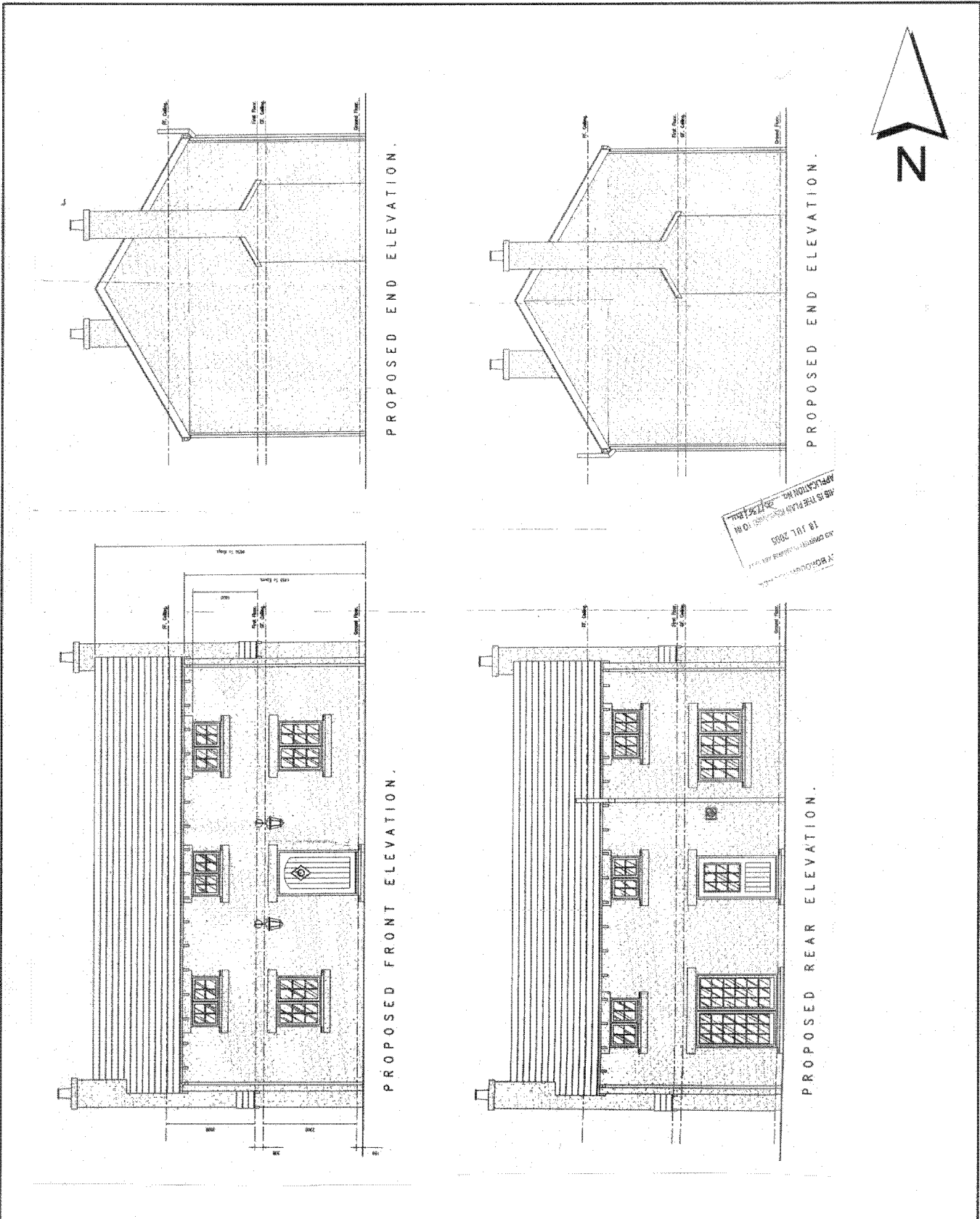
5. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of the car parking spaces shall have been submitted to and approved in writing by the Local Planning Authority. The spaces shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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<p>Alan D Croston BA (Hons) MRTPI MCMI Head of Planning Services Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 05/00736/FUL</p>	<p>Grid Ref: E: 348943 N: 414109</p>	<p>Scale:</p>	<p>Agenda Item No. B. 2</p>

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Item B. 3 **05/00819/FUL** **Refuse**

Case Officer **Mrs Helen Lowe**

Ward **Eccleston And Mawdesley**

Proposal **Subdivision of existing property into one dwelling and one retail unit with living accommodation above and two storey side extension (with living accommodation in roof space),**

Location **72 New Street Mawdesley Lancashire L40 2QW**

Applicant **Carol Kirk**

Background

This application proposes the subdivision of the existing property into two, converting one property into a dwelling and retaining the existing ground floor retail element in the other (with living accommodation above) and the erection of a two storey side extension (with living accommodation in the roof) to the property retaining the retail element.

At present the property functions as one unit with two ground floor rooms used as retail premises. One is a tea room/bakery (known as Mawdesley Pantry) and the other a florist (located in the middle of the row, between No. 74 New Street and Mawdesley Pantry). Both have front doors accessed from New Street, and there is an internal opening between the two. Living accommodation is provided on the ground floor, first floor and in the roof space.

It is proposed to retain Mawdesley Pantry as a retail unit and convert the florists, together with the living accommodation above into a two bedroomed dwelling. No. 74 New Street adjoins the Florist, thus the proposal would create a row of three properties. Externally the properties appear as three at present when viewed from the front.

Planning Policy

The application property is located within a local shopping centre, as defined in the Adopted Chorley Borough Local Plan Review. Policy SP6 of the Local Plan states that within local shopping centres proposals other than for retail and commercial use on the ground floor will be refused unless it can be shown that there is no demand for retail or commercial use for the property concerned.

Mawdesley is also defined as a rural settlement in Policy GN4 of the Local Plan. Policy DC10 of the Local Plan seeks to protect community facilities in rural areas, such as shops. Proposals which involve the loss of a community facility will not be permitted unless it can be demonstrated that the facility is no longer needed

or that alternative facilities exist; the facility is no longer economically viable and all reasonable efforts have been made to sell or let the property as a community facility at a realistic price. Supplementary planning guidance has been prepared which gives more details on the type of information that is required:

- A statement of efforts and a proof of marketing should be prepared by a suitably qualified person (e.g. a chartered surveyor);
- The statement should include a record of all expressions of interests/details of offers received;
- Proof of marketing should involve marketing for a period of 12 months, advertisement in the local press, inclusion on agent's website, an agents advertisement board on each site frontage, the use of mail shots to local property agents/businesses/community groups;
- Inadequate financial return on investment or lack of market demand will not itself be sufficient justification to demonstrate that the premises cannot be used.

The interim supplementary planning guidance on Windfall Housing Developments is also relevant.

Planning History

Planning permission was granted in 2002 to change the use of the part of the shop (that which has most recently been operating as a florists) to a tearoom. This was subject to the imposition of a number of conditions which limited the area to be used as a tea room (the other unit was operating as Mawdesley Pantry, as it is now and provided the kitchen and counter to both units); restricted the opening hours to between 8am and 6pm and was for the benefit of Mr D. Kirk only.

Planning permission was granted for the unit presently known as Mawdesley Pantry to be changed to a chip shop in 1964. It is stated in the application that the premises were already in use as a shop. In 1970 an application for a new shop front was approved. It states on the file that at some time the front room of the adjacent property has been changed into a shop use. This is the property most recently in use as a florist.

Consultees Responses

Lancashire County Council Highways: The proposed development will remove the traffic generation of the existing retail use and I have no objection to the principle of the proposed conversion. Although one of the residential units will not have any off road parking provisions, however historically the property has not had this facility and it is common with older properties in this location. Considering the removal of traffic of the existing retail use, it would be acceptable to allow the formation of a residential unit without on site parking.

The garage for no. 72 should be set back to provide a driveway of minimum 5.5m length.

Head of Planning Policy: The proposal needs to accord with policies SP6 and DC10 of the Local Plan and the associated SPG. No information has been supplied to show evidence of this lack of demand for retail or commercial uses nor has a statement of efforts been submitted. If the applicant cannot meet these requirements the application should be refused.

The proposal may well be a reversion to the original number of dwelling units when the properties were first built. If so, this would be an exception to the controls on windfall housing sites in the Windfall Housing Developments SPG.

Mawdesley Parish Council: No comment

Cllr F Culshaw has requested that the application be referred to the Development Control Committee if the application is to be recommended for refusal.

Third Party Representations

A letter of support for the application has been received from a parish councillor. They make the following comments:

- No. 72 and the adjacent property were originally domestic properties.
- No. 72 has been a chip shop, hairdressers, bric a brac shop and a carpet shop, none of which proved to be financially viable.
- In view of this it seems reasonable and practical to reconvert to a domestic dwelling.

Two letters of objection have been received. One raises concerns about parking arrangements and the other from the occupants of the adjacent property to the south (70A) objecting on the grounds that: the proposed extension would overlook their property, have an over bearing impact, the properties created would have little garden space and vehicles parked on the driveway would have to reverse onto New Street.

Applicant's Case

The applicant has put forward the following in support of their application:

- The proposed scheme complies with the Windfall Housing SPG under exemption 7h) Sub-division of existing houses. This is a reversion to the original format of the accommodation in the building.
- When she purchased the property in 2001 the shop premises to the right (Sometimes known as 72A New Street) was an empty room. It had not been used for several years prior.
- It remained empty for a further 18 months, until they

opened the tearooms. This also failed and was closed down in late January of this year.

- A florist and gift shop was then opened and after trading since March all the florists costs (i.e. business rates, water, electricity, telephone bills) being covered by 'The Mawdesley Pantry' and not having to pay any rent, nor taking any wage since the day it opened, this has again failed due to lack of support from the village.
- It has not been a feasible option to rent or sell this property as every business attempt in this part of the building fails and this room is part of my home and access to my home is within this room as the residential part of the property at present the residential part of the property does not possess a front door and access is gained through the shop.

Information has also been provided from the applicant's accountants to show that in the period 3 March 2005 to 31 July 2005 the florist business made a gross profit of £22 per week, before any overhead costs were taken into consideration.

The applicant has also consulted a local estate agent who has advised that the premises most recently in use as a florist are, in their opinion, not suitable to rent out or sell as currently arranged. The lack of access to washroom and toilet facilities, together with the small size of the business area would make finding a tenant or buyer very difficult. They also consider that there may be some health and safety issues given that the only access to the property behind and above is through the flower shop premises.

A letter has also been received from the previous owner stating that they tried to run several business from 72 New Street (a carpet shop, a gift shop and a hairdressers). None were successful due to the seemingly lack of support from the village). The premises were sold with the middle shop not trading as anything.

Assessment

Design and appearance

The applicant has been asked to amend the plans so that the extension would appear subordinate in scale to the existing property and less incongruous within the street scene.

Although the proposed two storey side extension would abut the boundary with No. 70A to the South, it is not considered that this would give rise to any potential for a terracing effect as the driveway between the boundary and 70A provides the only access to flats at the 68 New Street.

It is considered that the design, appearance, size and scale of the proposed extension is acceptable. If the application were to be recommended for approval, a matching materials condition should be attached.

Neighbour amenity

The proposed side extension would be adjacent to the boundary with No. 70A New Street to the South. A bedroom and landing window are proposed at first floor level in the side elevation of the proposed extension. A second floor window to the roof space (to be used as an office/store) is also proposed in the side elevation. The adjacent property, 70A has two ground floor windows and a first floor window in the side elevation, however, these are all secondary windows. The proposed extensions would extend beyond the rear elevation of 70A, but it to the north of 70A and would comply with a 45-degree guideline taken from the nearest ground floor window to the rear. For these reasons it is not considered that the proposals would have a harmful effect upon the amenities of the occupants of 70A New Street.

Land to the rear of the garden area of the application property forms the garden area for No. 74 New Street (which adjoins the application property to the north). A first floor bedroom window is proposed in the rear elevation of the proposed side extension, which, would overlook this garden area. However, other first floor windows to habitable rooms at the application property already overlook this garden area. It is also proposed to insert a larger existing first floor window in the side of an existing outrigger at the property. Should the properties be subdivided this would overlook the flat roof of the kitchen (existing) of the newly formed residential property, and 3.5m from the wall of another existing two-storey outrigger.

Whilst the position of some of these windows is less than ideal it is considered that they would not result in any undue detriment to the occupants of existing occupants of neighbouring properties and due to the layout and nature of the property are not unreasonable should any subdivision of the properties take place.

Highway safety

In light of the comments received from the County Highway Engineer the applicant has amended the plans so that the garage has been removed and replaced with a carport that is open on the front and partly on the side. The back of the carport would be 5.8m from the rear of the footpath. Subject to a condition preventing the future installation of any form of door or conversion of the carport to living accommodation it is considered that this is acceptable to resolve the concerns of the County Highways Engineer.

With regard to the concerns expressed by local residents about cars reversing onto the road, this occurs at present. The application property currently has a driveway and garage to the side, with no turning space.

Windfall Housing

It would appear from the planning history that the application property was originally two separate properties, and the visual appearance of the properties appears to confirm this. The reversion to the original number of units is an exception to the current controls on windfall housing sites, as is the subdivision of existing houses. The proposal therefore does not conflict with the SPG on Windfall Housing Developments.

Loss of community facility/retail premises

The applicant has failed to provide any Statement of Efforts or Proof of Marketing to show that there is no demand for a retail or commercial use at the premises. Much of the evidence provided is anecdotal and unsubstantiated. Whilst it may be difficult to let the florists as a single room, no efforts appear to have been made to explore the potential for the property to be sold or let in its subdivided form, but with the retail element retained. Inadequate financial return in itself is not sufficient justification to demonstrate that the premises cannot be used.

Conclusion The proposal is therefore recommended for refusal.

Recommendation: Refuse

Reasons

1. The application property lies within a local shopping centre within the rural settlement of Mawdesley, as defined in the Adopted Chorley Borough Local Plan review wherein the loss of such facilities will not be allowed unless it can be demonstrated that there is no demand for such a facility. The applicant has failed to adequately demonstrate that the facility is no longer required, no longer economical viable and that all reasonable efforts have been made to sell or let the property at a realistic price. The proposal is therefore contrary to policies SP6 and DC10 of the Adopted Chorley Borough Local Plan Review and Supplementary Planning Guidance on The Protection of Community Facilities in Rural Areas.

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Item B. 4	05/00881/FUL	Permit
Case Officer	Miss Nicola Bisset	
Ward	Wheelton And Withnell	
Proposal	Erection of replacement dwelling,	
Location	14 Bett Lane Wheelton Chorley LancashirePR6 8JH	
Applicant	Mr M Barrow	
Proposal	<p>The application is for the erection of a two storey detached dwelling house and detached garage to replace the existing detached bungalow.</p> <p>The dwellinghouse will be set back from the highway by 11.3 metres in a similar location to the existing property. The proposed double garage will replace the existing single detached garage in a similar location. The proposal incorporates retaining the existing hardstanding to the front of the property to accommodate parking.</p>	
Planning Policy	GN4- Settlement Policy- Other Rural Settlements GN5- Building Design HS4- Design and Layout of Residential Developments HS6- Housing Windfall Sites Windfall Housing SPG	
Planning History	04/01284/FUL- Erection of replacement dwelling. Withdrawn	
Consultations	<p>4 letters of objection have been received raising the following points:</p> <ul style="list-style-type: none"> • The introduction of a two-storey building will impact on the quality of light; affect the skyline and impact on the character of the area. • Loss of light • There is a conflict as the agent, Mr. R Wheale, is the Chairman of Wheelton and District Parish Council. • Will be out of character with the rest of the properties in Bett Lane. <p>One letter has been received stating that as the garage has been moved the plans are better. Although a dormer bungalow would be much better in this location</p>	
Assessment	The application is a resubmission of a previously withdrawn application. The previous application was for a similar proposal,	

which proposed the erection of a two-storey dwelling house to replace the existing bungalow. The previous proposal incorporated a single storey attached garage. The previous proposal occupied a much larger proportion of the site than the existing property; the proposal incorporated a dwelling house, which occupied almost the entire width of the plot. It was considered that the proposal did not relate well to the existing site and area as a whole and was therefore unacceptable. The application was subsequently withdrawn.

This resubmission incorporates a two storey detached dwelling house and a detached garage. The garage will be located to the rear of the property. The amended proposal reflects the existing situation in terms of the siting of the house and the garage.

The two immediate neighbours are number 16 and number 4 Bett Lane. Number 16 is a detached bungalow similar to the existing property. There is a living room window located on the side of number 16 however this window is not the only source of light into this room. The proposed dwelling house will be located 2.8 metres from the boundary with number 16. Due to the distance to the boundary and the fact that the living room at number 16 has alternative sources of light the proposal will not detrimentally impact on the amenities of the occupiers at number 16 in terms of loss of light.

Number 4 is a two-storey end terrace property. The property has one first floor window on the side elevation, which does not serve a habitable room. Therefore the proposal will not create any loss of light to the detriment of the neighbours at number 4.

The proposal incorporates ground and first floor windows in the side elevations however all of these windows will be obscurely glazed and will not lead to loss of privacy to the detriment of the adjacent neighbours.

The proposal incorporates the replacement of one dwelling house with one dwelling house, which is an exception to the Windfall Housing Policy and will not add to the supply of housing within the Borough.

The property is located within a street of differing designed properties, which include detached bungalows and two storey terraced properties. The introduction of a two storey detached dwelling house in this location will not create an incongruous feature within the street scene and will not impact on the visual amenities of the area.

The proposal therefore complies with Policies GN4 and HS4 of the Adopted Chorley Local Plan Review in terms of design and impact on the neighbours. These policies are considered not to conform with the Joint Lancashire Structure Plan, however when they are read in conjunction with Policy HS6 the proposal is acceptable as it does not add to the supply of housing in the Borough.

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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

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

3. All windows in the ground and first floor of the building's east and west elevations shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.

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

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

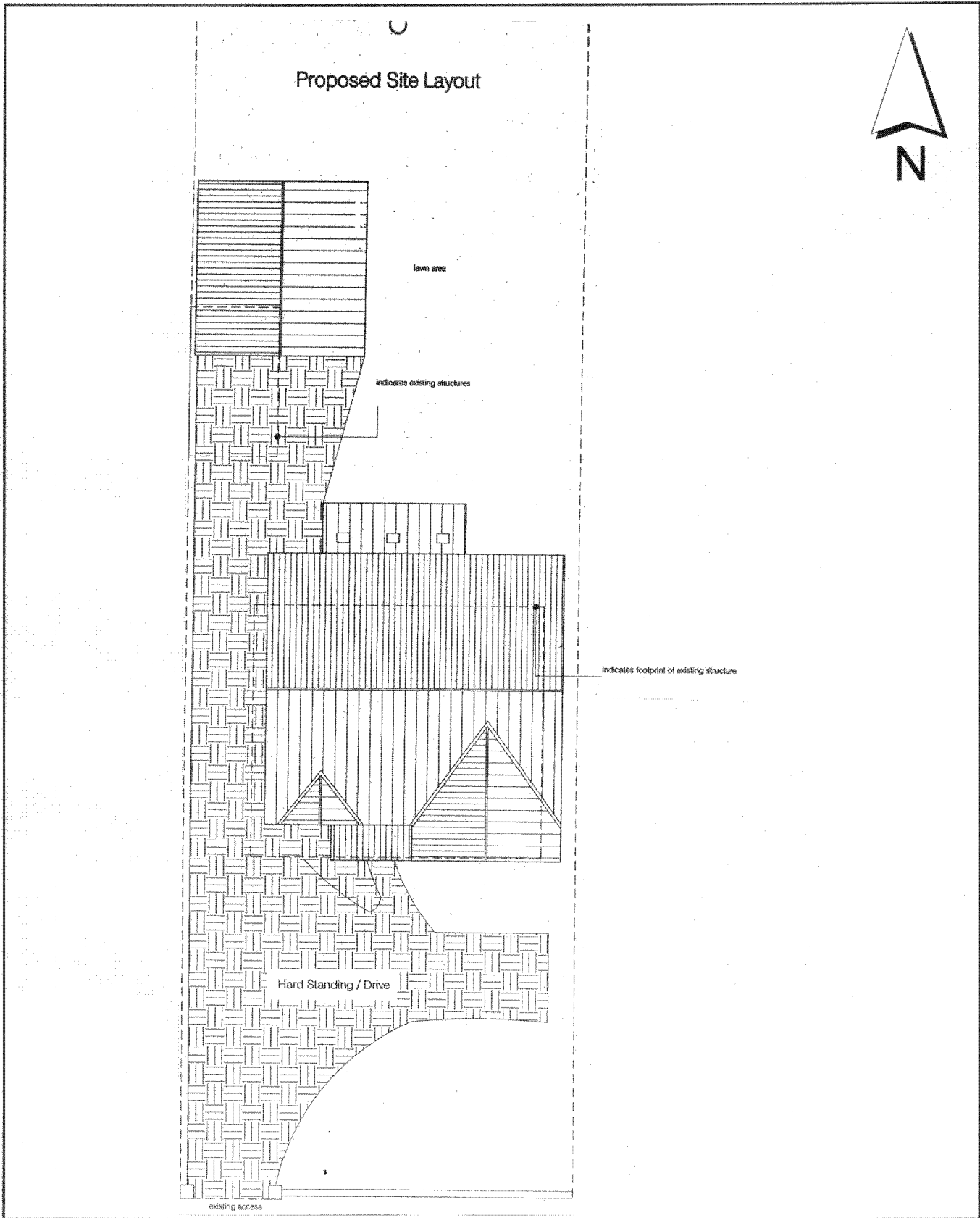
5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing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

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

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Alan D Croston BA (Hons) MRTPI MCM
Head of Planning Services
Chorley Borough Council

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Application No.

05/00881/FUL

Grid Ref:

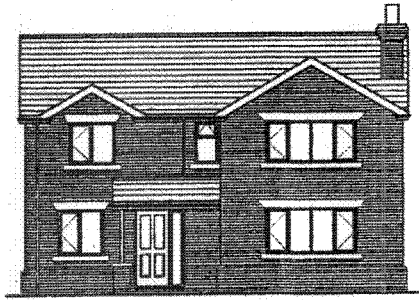
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N: 422257

Scale:

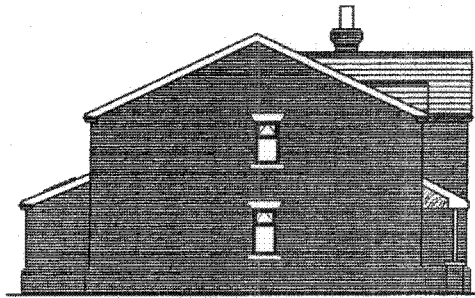
Agenda Item No.

B. 4

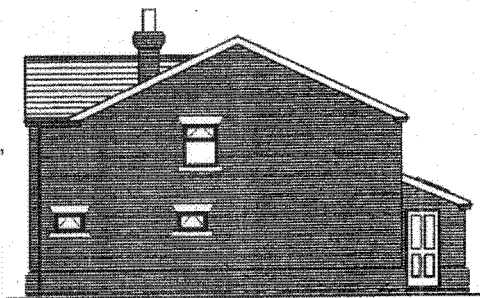
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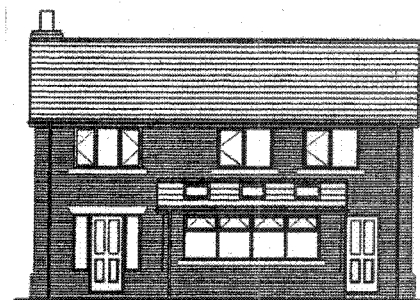
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Garage Elevations



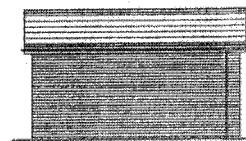
Rear



Side



Front



Side

Alan D Croston BA (Hons) MRTPI MCMI
 Head of Planning Services
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Application No.

05/00881/FUL

Grid Ref:

E: 361096
 N: 422257

Scale:

Agenda Item No.

B. 4

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Item B. 5	05/00928/FUL	Permit
Case Officer	Mrs Helen Lowe	
Ward	Astley And Buckshaw	
Proposal	Creation of Go-Kart track,	
Location	Land Adjacent Euxton Park Golf Driving Range Euxton Lane Euxton Chorley Lancashire	
Applicant	Kevin Bentham	

Proposal This application relates to a site located off Euxton Lane, adjacent to Euxton Park Golf Driving range. The BWFC training ground bound the site to the north by the railway line and to the west. Further to the north, beyond the railway line lies the Strategic Regional Site. The site would appear to have had some form of gravel surfacing in the past, but this has now become overgrown. In an application to extend the adjacent golf driving range approved in 1990 (ref. 9/90/00716/FUL) it was indicated that the land was to be used to provide additional car parking.

It is proposed to site two metal cabins along the western perimeter of the site measuring 12m long by 2.5m wide by 2.5m high to provide office/changing and storage facilities for the Go-Karts. There would also be a shelter adjacent to the office/changing room container, projecting 2.5m from the office/storage container. The proposed pit shelter would measure 15m long by 5m wide and 2.45m high. It would be timber framed, and open sided with a corrugated steel profile-sheeting roof.

It is proposed to construct the track from tarmac and erect a close boarded wooden fence (the fence panels would be 1.8m high, the posts 2.5m) around the south and east boundaries (there is an existing wall and fence along the west and north boundary). A landscaping buffer is proposed around the proposed fencing. The areas not hard surface would be grassed. It is proposed to erect 12 lighting columns, 4m in height within the site.

Planning Policy The application site is located within the Green Belt, as defined by Policy DC1 of the Adopted Chorley Borough Local Plan Review. It is also appropriate to consider the proposals against policy LT12 'Golf, Other Outdoor Sport and Related Development'.

Policies EP20 'Noise' and EP21A 'Light Pollution' are also relevant.

Planning Policy Guidance Note2 'Green Belts' provides detailed guidance on development in the Green Belt. The provision of opportunities for outdoor sport and outdoor recreation near urban areas is one of the objectives that the use of land in the Green

Belt should aim to fulfil. Material changes in the use of land are inappropriate unless they maintain the openness and do not conflict with the purposes of including land within the Green Belt. The construction of new buildings to provide essential facilities for outdoor sport and recreation, which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it are appropriate.

Planning Policy Statement 7 'Sustainable Development in Rural Areas' (which has recently superseded PPG7) states that tourism and leisure activities are vital to many rural economies. Local Planning Authorities should set out policies that support tourism and leisure developments that benefit rural businesses and communities that utilise and enrich, but do not harm the character of the countryside.

Planning History

An application (reference 9/05/0549/FUL) was refused earlier this year for the creation of a Go-Kart track at this site. This was refused on the grounds that the use of the land a Go-Kart track and the associated development required would result in a use of the land that would conflict with the purposes of including land within the Green Belt, namely checking the unrestricted sprawl of built up areas, preventing neighbouring towns merging into one another and safeguarding the countryside from development. The proposals were therefore considered to represent inappropriate development in the Green Belt.

The proposal was also considered to be detrimental to highway safety as the access onto Euxton Lane is insufficient to allow two vehicles to enter and exist at the same time and insufficient information had been submitted regarding parking arrangements and car parking layout to allow these matters to be fully considered.

Prior to this application being submitted, there were no relevant planning applications relating to this area of land.

Consultees Responses

The Head of Environmental Services: The results of noise measurements taken on site suggests that noise from the operation of up to six Go-Karts on the site will be unlikely to cause noise nuisance to nearby residential properties.

The proposed 1.8m high close-boarded fences along the southern and eastern perimeter of the proposed site will have a significant effect in preventing the transmission of noise away from the site.

There is no objection in principle, however the following condition should be considered:

- The maximum number of Go-Karts to be operated simultaneously should be restricted to no more than six. This includes Go-Karts, which are not on the track but are being operated for other purposes such as repair work.

The Head of Planning Policy: Despite the fact that the Go-Kart track would appear as a urban feature in the Green Belt, the revised positioning of the proposed structures and existing and proposed boundaries to the site will limit the impact on the openness of the Countryside. You will also need to be satisfied that there would be no detrimental impact to the appearance of the site. It is noted that the proposed buildings and structures will be temporary.

County Highways Engineer: No objection to the proposal.

At the time of writing the report comments were still awaited from Head of Public Space Services (Engineering and Transportation), Euxton Parish Council and Astley Village Parish Council.

Third Party Representations

At the time of writing the report 28 letters of objection had been received from local residents. They object on the following grounds:

- The proposal would lead to increased noise levels in the area. The area already suffers from noise from the road and railway line. Go-Karts will be louder, constant and more invasive. The proposed screening will be inadequate;
- Highway safety. There is already a problem with congestion and the speed of traffic in the area. Access to the site is inadequate.
- The proposal is contrary to the principles of development in the Green Belt and will be an eyesore.
- Car parking facilities are inadequate.
- The proposal would give rise to increased levels of pollution in the area from increased traffic and smells from burning rubber and petrol.
- It would lead to devaluation of properties in the area.
- It would be difficult to ensure that any limits on noise levels/the number of carts are adhered to.
- This type of development is inappropriate in a residential area.
- The type of development would attract troublemakers.
- Noise assessment is not an exact science and the predictions are flawed.
- The impact of increased noise levels on Derian House.

Cllr Laura Lennox has requested that the following observations be taken into consideration: As councillor for the Astley and Buckshaw, she has received a number of complaints about this planning application. She is not against this application in principle because she recognises that we need to provide entertainment opportunities for young people in Chorley. However she is concerned that the noise issues need to be realistically assessed. In other words the noise test should involve six go-karts running and revving up at the same time in line with the proposals for use.

In the light of this it is suggested that the committee should only

grant planning permission, if they are assured that the noise levels will not add an undue burden on residents using their gardens and that the access to the site is appropriate. It is also suggested, that if the committee grant planning permission, the monitoring arrangements should be strictly adhered to.

Applicant's Case

The applicant has put forward the following in support of their application:

- The proposed development involves the creation of a Go-Kart Track on a vacant plot of land at the Euxton Park Golf Centre. It has hitherto been earmarked as an overspill car park for the Golf Centre, however the Golf Centre has an abundance of car parking and the overspill has not been needed. It is very rare that more than two thirds of the surfaced car parking is ever required.
- The only new buildings proposed are temporary timber framed structures, being a covered walkway and a Pit Lane Shelter. Other structure (namely the office/changing room and Kart store will utilise painted steel containers simply sited on the land.
- The proposed development is for the purposes of outdoor sport and recreation. Any new buildings/structures will be temporary and will provide essential facilities for that sport/recreational purposes. The tarmacedamed-racing track will be constructed at grade and the remainder of the plot will be grassed: consequently the track will not cause any harm to the openness of the Green Belt.
- In their opinion the proposed development does not amount to inappropriate development in the Green Belt. However, should the Council consider that very special circumstances are required then the following is advanced in support:
 - The site already forms part of an approved outdoor sport/recreational facility, which itself has required new buildings, lighting and other prominent structures as essential facilities;
 - The setting of the site, when viewed from the public vantage point of Euxton Lane, appears almost industrial, framed as it is by the boundary wall of the former ROF, the steel palisade railway fence and the backdrop of the ROF development site itself and a telecom mast;
 - The proposed development will be screened and have boundary landscaping with indigenous species;
 - It will utilise existing areas of car parking;
 - All the proposed buildings and structures are temporary and could easily be removed should the Go-Kart activity ever cease in the future.

A letter has also been submitted from the Director of the adjacent Euxton Park Golf Centre stating that at no one time is the car park at the Golf Centre more than half full of Golf Clientele.

Assessment

The main issues to consider in assessing the application are impact on the Green Belt, neighbour amenity and highway safety.

Green Belt

Go-Karting is an activity that may take place both indoors and outdoors, and does not necessarily require large areas of open space, as required by other sporting and recreational activities that are sometimes acceptable in the Green Belt (such as a golf course). It is not considered that there is an overriding need for the proposed use to be located within a Green Belt area and that a more suitable site within a more urban setting could not be found. It is considered that the amount of hard surfacing required and associated development required (such as fences and metal cabins etc.) would mean that the use of the land as a Go-Kart track would result in a use of the land that would conflict with the purposes of including land within the Green Belt (particularly to check the unrestricted sprawl of large built up areas, preventing neighbouring towns from merging into one another and safeguarding the countryside from development). The proposal would therefore represent inappropriate development in the Green Belt as set out in PPG2.

The applicant has put forward that there are, however, very special circumstances that exist to justify the development, despite its inappropriateness.

The application site is located in a peripheral location and surrounding land uses (such as the Golf Driving Range, BWFC Training Ground, railway line), although also located in the Green Belt, they have a number of urban features. There exists a number of buildings associated with the adjacent golf driving range, and existing boundary treatments on the west and north perimeter (a wall and palisade fencing) are clearly urban in nature. It is considered that by providing appropriate boundary planting, and bearing in mind the nature of existing features on the site the impact of the proposed fence would be minimised.

By siting the proposed Go-Kart store, office/changing facilities and pit shelter adjacent to the site boundary, their impact on the openness of the Green Belt is minimised and they would not be so apparent when viewed from the entrance on Euxton Lane. It is accepted that the proposed cabins are necessary to support the proposed use. It is considered that, subject to the imposition of an appropriate condition, the proposed structures would not cause undue harm to the open and rural character of the Green Belt. Conditions should require details of the colour of the proposed cabin to be submitted and approved, and the built development to be removed and the site to be appropriately restored should the use cease.

The amount of proposed hard standing has been reduced from the previous application. There remains the evidence of some gravel on the site, however this has largely become overgrown. The areas of the site not to be hard surfaced would be grassed.

Policy EP21A states that lighting schemes will be expected to demonstrate that there would be no adverse character on the area. Although floodlighting is normally considered to be inappropriate in the Green Belt, Euxton Lane is well lit and the original permission for the golf driving range in 1988 and the permission granted in 1990 included flood lighting. To the north of the railway line outline permission was granted in 2004 for employment development (ref. 9/04/00882/OUTSEM) of the Strategic Regional Site. Given the nature of the surroundings it is not considered that additional lighting in the area would be unduly harmful to the character of the area.

Neighbour amenity

The nearest residential properties are Woodcock Fold Farm and Woodcock Fold Cottage approximately 190 m to the south west of the site (100m from the existing entrance to the golf driving range). The nearest properties on Mimosa Close are located approximately 250m to the southwest the site. Euxton Lane separates all these properties from the site. Policy EP20 states that development which is likely to be noise generating will not be permitted in or close to noise sensitive areas unless adequate measures can be implemented as part of the development. Taking into consideration the comments of the Head of Environmental Service and the erection of fencing along the south and east perimeter it is considered that subject to the imposition of conditions attached limiting the number and type of Go-Karts to be operated on the site and hours of operation it is possible to reduce the level of impact on neighbour amenity to an acceptable level.

It is not considered that the proposed floodlighting would give rise to an unacceptable loss of amenity for adjacent residents due to the distance of the site from residential properties.

Highway Safety

The area indicated by the applicant as being available for parking, is also available for use by visitors to the golf driving range. Parking spaces are not marked out. The applicant has estimated that 30 vehicles would be visiting the site daily (the previous application suggested 10 visitors per day) and up to three members of staff would be working there. Recent applications from the golf driving range (ref. 9/02/00257 & 9/02/01040) have estimated that up to 200 vehicles would visit the site daily. It is considered that there are sufficient car parking spaces are available to accommodate both uses. With regard to the need for possible junction improvements, comments are awaiting from the Head of Public Space Services. If this is necessary, any improvements required could be satisfactorily secured by the imposition of a condition.

Conclusion

This is a balanced case and there are many considerations, especially relating to the location of the proposed site within the Green Belt. Although this proposal would represent inappropriate development in the Green Belt, by virtue of the mitigation measures proposed and the characteristics of the surrounding environment, it is considered that very special circumstances do exist to justify the proposal.

Recommendation: Permit Conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

3. Where use of the site for the authorised purposes as a Go-Kart track ceases for a period exceeding 6 months all buildings, hardstanding, fences and other development shall be removed from the land and the land restored in accordance with a scheme to be submitted and approved in writing by the Local Planning authority

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 and GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 and DC1 of the Adopted Chorley Borough Local Plan Review.

5. The use hereby permitted shall not be open to customers outside the following times: 09:00 to 20:00 hours Monday to Sunday. None of the floodlights hereby permitted shall be illuminated outside of these times.

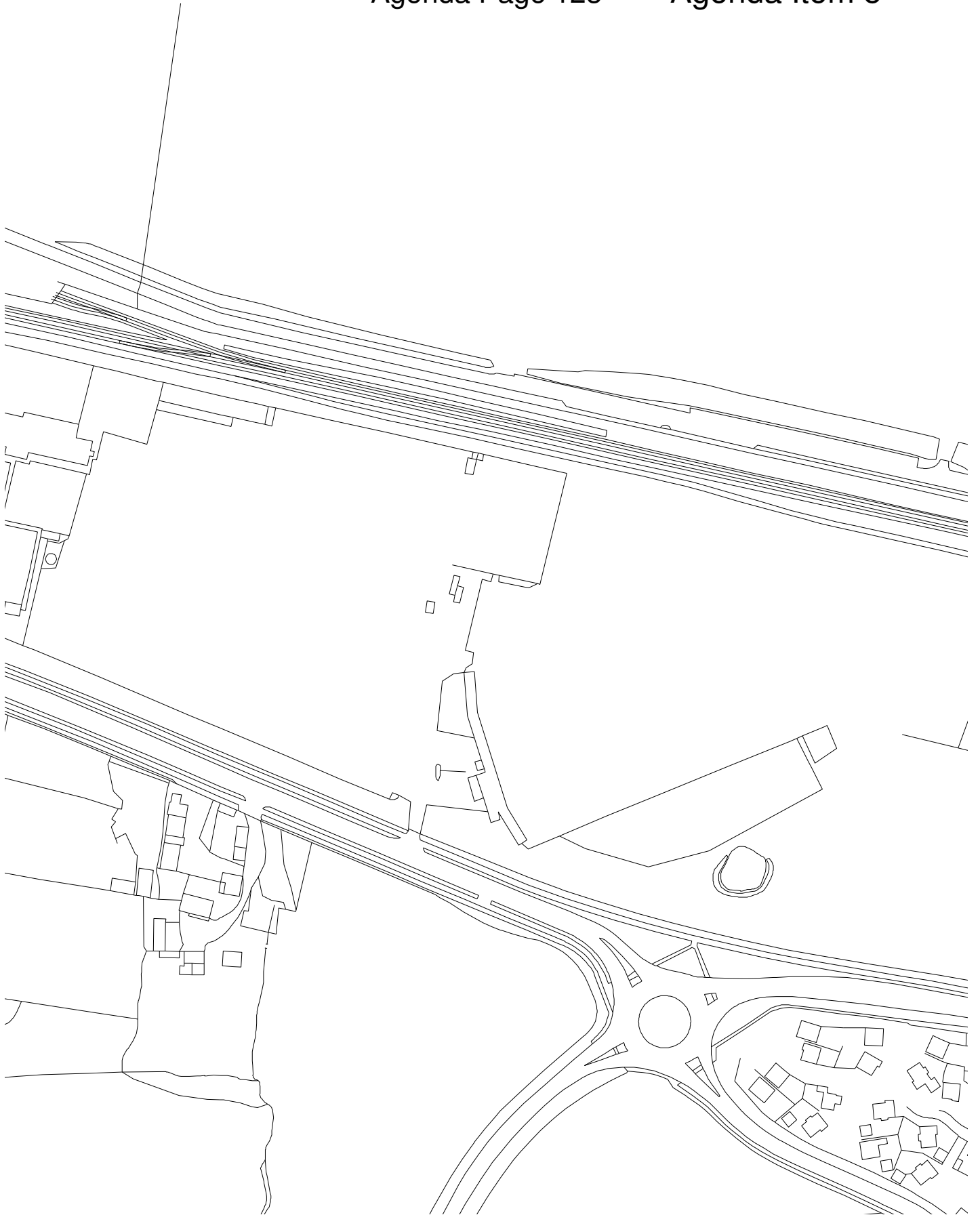
Reason: In the interest of the amenities of local residents and in accordance with Policy No. DC1, EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.

6. The maximum number of Go-Karts to be operated simultaneously should be restricted to no more than six. This includes Go-Karts, which are not on the track but are being operated for other purposes such as repair work.

Reason: In the interest of the amenities of local residents and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

7. No system of external illumination, other than that shown on the approved plans, shall be installed at the premises hereby approved.

Reason: In the interest of the amenities of residential amenities and the visual amenities of the area and in accordance with Policy Nos. EP21A and DC1 of the Adopted Chorley Borough Local Plan Review.



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Report

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	25.10.2005

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/00519/ADV	Consent	Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire
D. 2	05/00542/FUL	Permit	Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire
D. 3	05/00604/FUL	Permit	Highcliffe Residential Home 226 Preston Road Whittle-Le-Woods Lancashire PR6 7HW
D. 4	05/00775/TPO	Permit	Land Adjacent Car Park And To The Rear Of Devonshire Court Peter Street Chorley Lancashire
D. 5	05/00787/COU	Permit	Land Adjacent 46 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF
D. 6	05/00815/COU	Permit	Land Adjacent To 142 Preston Road Coppull Lancashire
D. 7	05/00890/FUL	Permit	Brindle Village Hall Water Street Brindle Chorley Lancashire
D. 8	05/00897/TEL	Prior App not reqd - Telecom	Land Adjacent Shaw Hill Bridge Preston Road Whittle-Le-Woods Lancashire
D. 9	05/00899/FUL	Permit	Premises To Rear Of 79 And 81 Bolton Street Chorley Lancashire
D.10	05/00904/TEL	Prior Notification for Telecom - Refusal	Land Adjacent Gospel Hall Lichfield Road Chorley Lancashire

Continued....

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Item D. 1	05/00519/ADV	Consent
Case Officer	Mr Simon Pemberton	
Ward	Chorley North West	
Proposal	Replace existing signage on front elevation of shop, revised signage to petrol filling station including relocated 7m totem pole sign, and various revised directional signage within site,	
Location	Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire	
Applicant	Tesco Stores Ltd	
Proposal	<p>This application proposes the replacement of the existing signage on the front elevation of the shop, revised signage to the petrol filling station at the front of the site, and various other signs within the site. The works have already been undertaken and are submitted in retrospect.</p> <p>The proposals are largely for the replacement of existing signage with new amended designs, but include:</p> <ol style="list-style-type: none">1. Petrol filling station and store totem pole sign2. Trolley bay signage3. Car park zone signage4. Various small directional signs5. Various welcome/goodbye signs6. Bicycle/motorcycle parking signage	
Policy	<p>This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003. Policy SP10 and GN7 are particularly pertinent and general policies GN5 and TR4 are also relevant.</p>	
Planning History	<p>There is no planning history of immediate relevance to the current application. Parts of the signage relate to changes to the front elevations of the building that are the subjects of a separate planning application (reference 9/05/00542/FUL) found elsewhere on this agenda.</p>	
Consultation	<p>The Councils Highway officer raises no objections to the proposed advertisements. The County Councils Highway Officer also raises no objections to the proposed advertisements.</p>	

Representations No letters of representation has been received in response to the consultation exercise.

Assessment: This application proposes relatively minor changes to the advertisements of the site, but represents a complete update of all existing signage. There are two issues in relation to advertisements, firstly highway safety and secondly amenity considerations.

In terms of highway safety, it is apparent that there is not going to be any significant change from existing signage. Both the Councils and the County Councils Highway Officers are satisfied with the details of the proposal.

The proposed changes will have limited visual impact when compared to the existing site, especially bearing in mind the isolated a self enclosed nature of the site. The large totem signs on the frontage are not dissimilar to existing signage. The proposal will not significantly change the appearance of the advertisements when viewed from outside the site.

The application is therefore recommended for approval.

**Recommendation: Consent
Conditions**



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Item D. 2	05/00542/FUL	Permit
Case Officer	Mr Simon Pemberton	
Ward	Chorley North West	
Proposal	Relocation of the main entrance door, re-siting of the signage and removal of existing glazed canopy,	
Location	Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley Lancashire	
Applicant	Tesco Stores Ltd	

Proposal This application proposes the alteration of the main entrance door by moving it as well as the associated signage approximately 15 metres to the west and removing an existing glazed canopy. The works have already been undertaken and are submitted in retrospect.

Policy This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003. Policy HS9 and TR19 are particularly pertinent and general policies GN5 and TR4 are also relevant.

Planning History There is no planning history of immediate relevance to the current application.

Representations No letters of representation have been received in response to the consultation exercise.

Assessment: This application, proposes relatively minor work to the front elevation of the store. The works have been completed at the same time as the works to create the mezzanine floor within the store. The applicants advise that the other internal works did not require planning permission, as they did not amount to development.

The applicant has sought to confirm that the external works the subject of the application were unrelated to the internal operations to create additional floorspace by the insertion of the mezzanine floor. They advise in supporting correspondence that the proposals were to enhance the customer entrance to the store.

Whilst the works were undertaken at the same time it is difficult to make a clear link between the external works and the internal changes. The applicants have confirmed through a lengthy exchange of letters that no other alterations were required which

have extended or significantly altered the appearance of the building. Your Officers are now satisfied that the two elements were sufficiently unrelated.

In other respects, the external works have had limited impact on the external appearance of the store and will not change the impact of the store. Indeed, it is doubtful whether most shoppers who visit the store regularly would be able to notice the alterations. The proposals therefore will not have had any impact on adjacent or nearby properties

Given this lack of impact and the lack of any direct link to the internal works, the alterations comply with the policies in the development plan. The application is therefore recommended for approval.

**Recommendation: Permit
Conditions**

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Item D. 3	05/00604/FUL	Permit
Case Officer	Mrs Helen Lowe	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Demolish existing garage/store and construct an eight bed annex, sanitary block extension, conservatory, and replacement detached garage/office building, creation of car parking area, associated landscape works and internal alterations,	
Location	Highcliffe Residential Home 226 Preston Road Whittle-Le-Woods LancashirePR6 7HW	
Applicant	Mrs Eileen Ginger	

Proposal	<p>This application proposes the following:</p> <ul style="list-style-type: none"> • The construction of an eight bed roomed, single storey annex, with a link to the existing building; • The erection of a conservatory on the existing building; • A single storey extension to the existing building to form an additional toilet block; • The demolition of an existing detached single garage and the erection of a new detached garage and office building; • The formation of an additional parking area and a new turning head.
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At present there are 17 bedrooms at the property, occupied by 18 residents. The property is registered with the Commission for Social Care Inspection as being registered to accommodate 20 Residents. Although the proposed annex would provide 8 new bedrooms, due to the re-organisation of the existing accommodation, the proposal would result in 24 single bedrooms being available. Permission was granted in 1987 for an extension to the property (now built), adding 12 bedrooms (3 double, 9 single). This resulted in a total of 18 bedrooms, of which 6 were to accommodate two people, giving the potential to accommodate up to 24 residents.

Policy	The application site lies within the settlement boundary of Whittle le Woods, therefore policy GN1 of the Adopted Chorley Borough Local Plan Review is applicable. Policy GN5 on Building Design is also applicable.
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History	<p>9/82/96 Conversion and extension of existing dwelling to form aged persons rest home and outline application for bungalow and garage Refused 25.05.82</p> <p>9/82/584 Conversion of existing dwelling to aged persons rest home and outline application for detached house</p>
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Approved 26.10.82

9/84/146 Conversion and extension to existing dwelling to form aged persons rest home

Reserved Matters Approved 03.04.84

9/85/188 Application for continued use as rest home without compliance with condition Nos. 2, 3 and 4 of 9/82/584 and 9/84/146

Approved 30.04.85

9/87/203 Extension to Highcliffe Rest Home

Approved 15.06.87

Consultation Responses

Lancashire County Council Highways initially raised no objection to the proposals. Following the receipt of correspondence from both the applicant and an objector the County Highways Engineer has been re-consulted. The County Highways Engineer again raised no objection to the proposals and made the following comments in response to concerns raised by the occupants of 228 Preston Road (see below for their comments):

- The extension to the care home would cause very little extra traffic generation, and even if the traffic generation estimated on the application was to be doubled the present junction onto the A6 was satisfactory to deal with the new situation;
- As there will be no additional persons residing in the home it is difficult to argue that there will be an increase in traffic after the extension is complete;
- Access from the rear of the site, Rock Villa Road is impractical;
- There is evidence that the access has been improved since 1987. The visibility onto the A6 is within the guidelines required and the mouth of the access has been widened to allow vehicles to pass each other within the site.
- There is no record of any injury accident on the site or on the A6 caused by the access;
- Given these circumstances it remains their view that there is no sustainable objection to the proposed development on road safety grounds.

Chorley Borough Council Engineering Services have expressed concern that the proposals may lead to increased traffic to the site and that the existing access onto the A6 is less than ideal.

Whittle le Woods Parish Council make the following comments:

- Materials should match the existing building;
- Neighbours should be consulted;
- There are concerns that the extension to the Residential Home is going to generate additional traffic, access to the site is already an issue;
- The secondary access at the top of the site (indicated by the applicant on the location plans as being via Rock Villa Road) is not an appropriate general access to the site.

Public Space Services: At the time of writing the report no comments had been received from the Council's Arboriculturalist.

Third-Party Responses

One letter has been received from the occupants of 10 Rock Villa Road making the following comments:

- The proposed parking spaces adjacent to 10 Rock Villa Road may lead to vehicles parking too close to the house wall and possible collision with the wall;
- As the proposed parking is close to the rear garden fence there would be a loss of privacy and increased noise to the rear garden;
- It is suggested that the parking spaces are brought closer to the home's driveway and that a raised kerb is laid to prevent the vehicles parking too close to the wall.

A letter has been received from a solicitor on behalf of the residents of Mount Villa, 228 Preston Road, raising the following objections to the proposal:

- The access road off Preston Road cannot safely accommodate any additional traffic;
- The Council have failed to enforce numerous breaches of planning permission by the proprietors of Highcliffe (namely the provision of a new access onto Chorley Old Road and the widening of the access to 5m in width);
- The current access is unsuitable for traffic currently using it, let alone any further traffic;
- The drive is not suitable for people to be walking along the drive when there are heavy, speeding vehicles using it;
- The occupants of 228 Preston Road would be unwilling to agree to extend the width of the access or the installation of a pavement.

Applicant's Case

The applicant has put forward the following in support of their application:

- The residency in total number of 24 was granted planning permission in 1987, the current proposals do not anticipate any greater number of residents than previously approved or any intensification of use;
- The reason for the application has come about as a consequence of changes in the Government Legislation relating to residential care homes;
- The owner of the Highcliffe Residential Home has a right of way at all times and for all purposes from Preston Road.

AssessmentNeighbour amenity

The northern boundary of the site abuts existing properties in Rock Villa Road. These properties are on higher ground than the application site with a difference in ground levels of between 1 and 2 metres. No. 9 is immediately to the rear of the proposed extension. There is a 1.5m high stonewall on the boundary. The proposed extension is shown to be cut into the bank resulting in an eave height approximately equal to the height of the wall. There are no windows in the side elevation of No. 9 Rock Villa Road. As a result there would be no undue loss of privacy for the occupants of 9 Rock Villa Road. The roof of the proposed extension would undoubtedly be visible from this property and others on the northern side of Rock Villa Road it is not considered that it would be so intrusive or unsightly as to warrant refusal of the proposals.

To the north the properties on Cow Well Lane that would be most significantly affected by the proposals would be Nos. 12, 14 and 16. These properties are significantly lower than the application site. There is a 3m high conifer hedge with these properties. This should provide adequate screening in order to prevent an undue loss of privacy.

To the south Nos. 20 and 21 Paradise Close are adjacent to site of the proposed garage and parking area. The garden area of No. 10 Rock Villa Road to the east also abuts the proposed parking area. There is a 1.8m high fence along the boundary with Nos. 20 and 21 Paradise Close and a 1.5m high trellis along the boundary with no. 10 Rock Villa. Road. There are no windows in the side elevation of No. 10 Rock Villa Road. There is a single storey extension at No. 10, which provides screening on the eastern boundary of the site. In response to the concerns of the occupants at No. 10 Rock Villa Road it is considered that it would not be unreasonable to require the parking spaces to be moved further from the boundary with these properties and a landscaping buffer planted. The applicants have agreed to the imposition of a landscaping condition. The existing garage and portacabin on the site are unsightly and it is considered that their replacement with a garage/office of proportions and appearance similar to that of a domestic double garage would not be unduly harmful

It is not considered that the proposed toilet block extension and conservatory would cause any undue harm to the amenities of adjacent residential properties.

Highway Safety

The applicant's have argued that the proposed extension would not result in any increase in the number of residents beyond that approved in 1987. The permission granted in 1987 was subject to the imposition of a number of conditions, two of which related specifically to the access. One of these required the construction of a new access from the adjacent residential estate to the south (now Paradise Close). This was deemed to be unnecessary when the permission for the residential development was granted in 1998 (ref. 9/98/00673/FUL). The other condition required the widening of the access road to a minimum of five metres and the provision of passing spaces. This has never been implemented. The time period in which it is possible for the Council to take enforcement action has since passed, and in any case, the land concerned appears to be outside of the control of the applicant. Although the concerns of the residents at 228 Preston Road are noted, in view of the comments received from Lancashire County Council it is considered that a refusal on the grounds of highway safety could not be sustained.

The application proposes an additional three car parking spaces, plus one in the garage, in addition to the 8 existing spaces. The Lancashire County Council Adopted Parking standards indicate that the maximum provision should be for 5 spaces. One should be a mobility-impaired space; there should also be space for one motorcycle and bicycle. Eight spaces presently exist on the site and these appear to be well used (with 18 residents currently occupying the premises). The applicant states that at present 23 full and part time staff are employed at the premises and that this would rise to 27 should the application be approved. At any one time it is expected that on average 8 staff would be working at the premises. Eight to ten additional vehicles are expected to visit daily (visitors and deliveries). Given the concerns raised by the neighbours at 226 Preston Road regarding the difficult nature of the access, particularly for pedestrians and the undesirability of people parking on the A6 it is considered that an increase in parking provision at the site would have positive benefits, particularly in accommodating short term visitors to the property. Therefore, it is considered that in these particular circumstances a refusal on this basis is not warranted.

Design and appearance

The existing extension approved in 1987 is render; a small earlier extension linking the original house and the extension of 1987 is natural stone; the original property is stone. It is proposed to construct the 8 bed roomed annex from rendered block work (no details of roof materials are provided); the conservatory from white UPVC with rendered block work dwarf wall, the proposed toilet extension from rendered blockwork and the garage from rendered blockwork with concrete roof tiles. The proposed materials are considered to be appropriate, although to ensure the colour of the render and roof materials of the annex are acceptable it is considered appropriate to attach a condition

requiring samples of the materials to be submitted and approved prior to development commencing.

The bulk and scale of the extensions is considerable, and clearly the existing extensions cannot be considered to be subordinate in appearance to the original dwelling. However, the character and appearance of the existing dwelling is clearly distinguishable and the design and appearance of the proposed extensions in themselves is considered acceptable. The original house and extensions would not be visually read together. The main aspect of the existing and proposed extensions is from the rear of the property. The property is only just visible from the entrance on Rock Villa Road and not at all from Preston Road, therefore there will be no undue harm caused to the street scene. Taking into consideration the limited outward impact of the proposals and the existing extensions that have already taken place, it is considered that the design and appearance of the proposals are acceptable.

Trees

I am satisfied that none of the protected trees to the south and west would be affected by the proposals.

Recommendation: Permit Conditions

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

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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

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

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

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

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

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

5. No development shall take place until details of the parking layout have 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 parking areas, together with those proposed, details of proposed materials and 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.

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

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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Item D. 4	05/00775/TPO	Permit
Case Officer	Miss Lyndsey Cookson	
Ward	Chorley North West	
Proposal	Felling of 1 poplar tree and pruning of sycamore tree covered by TPO 1 (Chorley) 1987	
Location	Land Adjacent Car Park And To The Rear Of Devonshire Court Peter Street Chorley Lancashire	
Applicant	Chorley Borough Council	
Proposal	<p>This application proposes to prune back three of the lowest branches of a sycamore tree and fell a poplar tree, both covered by TPO 1 (Chorley) 1987.</p> <p>The two trees are located either side of the entrance to the public car park on Peter Street, Chorley. The trees are sited amongst a row of protected trees of various species, which are on a planted strip between Peter Street and the car park. These trees are a prominent feature within the street.</p> <p>The applicant wishes to carry out the works to the sycamore tree as it is sited hard against a security camera immediately adjacent to the entrance, which is out of action and needs repairing. The branches need to be cut back to allow for the camera to be lowered for essential maintenance work.</p> <p>The applicant wishes to carry out the works to the poplar tree as it has a large cavity at 3 metres in the trunk. Given the location of the tree at the car park entrance, it represents an unacceptable hazard, as there is no safe direction for it to fall in.</p>	
Policy	Policy EP9 in the Adopted Chorley Borough Local Plan Review relates to trees and woodlands.	
Planning History	There has been one previous planning application (02/00031/TPO) for the felling of one poplar tree and pruning of one beech tree covered by TPO 1 (Chorley) 1987, which was given consent.	
Consultations	<p>The Council's Arboricultural Officer makes the following comments:</p> <ul style="list-style-type: none"> • The sycamore tree appears to be in a healthy condition, stands 11 metres high with a full canopy spread. • The poplar tree stands 13 metres high and appears healthy, but it has a large cavity in the trunk at 3 metres height. 	

Representations No comments have been received.

Assessment The Council's Arboricultural Officer has advised that the reasons are valid. The camera is currently out of action and cannot be repaired unless the works are carried out. The poplar will be in a weakened state due to the cavity and is at the side of a high volume traffic area.

The main issues to consider are the health and visual contribution the trees make to the area and whether appropriate replacement planting can be provided for the poplar tree.

The removal of the three lowest branches of the beech tree will not have an impact on the amenity value of the tree. The works will however allow maintenance work to be carried out and security improvements to the car park.

The applicant will replace the poplar tree with a standard *betula pendula* to be positioned in the same location. This replanting will allow the group of trees to be retained in the longer term.

**Recommendation: Permit
Conditions**

1. The tree works for which consent is hereby granted are as specified below only, namely: -

- Sycamore Tree identified as T1 on the approved site plan – pruning back 3 lowest branches on car park side by 1.5 metres.
- Poplar Tree identified as T2 on the approved site plan – complete fell.

Reason: To define the consent, to safeguard the appearance and health of the tree(s) and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

2. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.



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Item D. 5	05/00787/COU	Permit
Case Officer	Mr Simon Pemberton	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Change of use to domestic curtilage and construction of garage building,	
Location	Land Adjacent 46 Cross Keys Drive Whittle Le Woods LancashirePR6 7TF	
Applicant	John Savigar	
Proposal	<p>This application proposes the change of use of an area of land adjacent to the existing garden and the construction of a single storey detached garage. The proposed garage building incorporates a store area at the rear and measures 11.68 metres deep by 5.5 metres. It is indicated to be of concrete block construction with shiplap timber cladding.</p> <p>The existing dwelling is part of a larger residential area and is within the urban area. Three detached bungalows are currently under construction on the adjacent to the site. An area of safeguarded land also within the control of the applicant has been excluded from the application. The site forms part of an area of land previously used as part of an agricultural holding. There is an existing stable building on the land.</p> <p>A footpath crosses the site adjacent to the existing boundary.</p>	
Policy	<p>This site lies within the urban area of Chorley as identified in the Chorley Borough Local Plan Review 2003. Policy HS9 and TR19 are particularly pertinent and general policies GN5 and TR4 are also relevant.</p>	
Planning History	<p>There is no planning history of immediate relevance to the current application. A previous planning application (reference 05/00426/COU) was refused permission because it proposed the change of use and construction of the proposed garage on the adjoining area of safeguarded land.</p>	

Consultations

The Councils Highways Officer has advised that the footpath should be kept clear and the garage position so as to either allow a clear parking space beyond the footpath or to be sufficiently close to deter people parking across it. The County Council Highways Officer has raised no objection to the proposed development.

The Ramblers association has not objected to the proposed development, stating that no footpath is involved.

Representations

The Parish Council have stated:

1. The curtilage is not the same as that on the previously submitted planning application 03/01356/FUL.
2. The previously refused application (05/00426/COU) stated that the public right of way would be affected, however the current application says not, whilst the position of the building does not appear to have changed.
3. Councilors felt that there should be more than one full car length between the building and the boundary and the public footpath, so to ensure that any vehicle leaving the building would not obstruct the public footpath whilst waiting or whilst parked.
- 4.

No other letters of representation has been received in response to the consultation exercise.

Assessment:

This application, proposes the construction of a large detached garage. In general terms the proposal will not look out of character or be unduly prominent in the street scene. It is located at the head of a cul-de-sac and will appear in broad alignment with the existing built development.

The main issue for the current application relates to the footpath. The proposal facilitates the retention of the footpath. There is an existing driveway that crosses it. There is insufficient room to allow the construction of a building without extending out on to the adjoining safeguarded land. The applicant has taken on board the advice of the Councils Highways Officer by placing the proposed structure reasonably close to the footpath. It is unlikely, given the extent of driveway within the curtilage, that there will be any obstruction of the footpath. This view is supported by the responses from the respective highways officers.

The application is therefore recommended for approval subject to the following conditions.

**Recommendation: Permit
Conditions**

1. - Duration of Permisison (Timescale) FUL

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

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Item D. 6	05/00815/COU	Permit
Case Officer	Mr David Stirzaker	
Ward	Coppull	
Proposal	Erection of commercial 8 bay timber framed cattery unit,	
Location	Land Adjacent To 142 Preston Road Coppull Lancashire	
Applicant	Mrs G Bowker	
Proposal	<p>This application proposes the erection of a commercial 8 bay cattery unit. The cattery is to be sited in the garden area of 142 Preston Road, Coppull. The applicant's mother resides at this property whilst the applicant resides at 144 Preston Road, Coppull.</p> <p>The cattery unit is to be constructed from timber on a concrete base or flagstones. The unit measures 7.2m wide by 3.5m deep by 1.5m to the roof at the rear and 2.3m to the roof at the front.</p>	
Applicants Case	<p>The applicant has provided the following information in support of the application: -</p> <ul style="list-style-type: none"> • The cattery is going to be used when owners of cats go on holiday for periods of one or two weeks. • The cattery is not going to be used for breeding. • It is estimated that an average of four cats per week will be dropped off at the cattery over a 12 month period. • The opening times for the owners to drop off and pick up their cats will be from 10am through to 4pm. • Owners of cats will drop their cats off by pulling onto the kerb on Preston Road in front of the applicants property whereby the cats will be booked in then taken to the cattery via the access from the rear of the applicants property which leads to the application site adjacent 142 Preston Road. 	
Planning Policy	<p>GN1: Settlement Policy – Main Settlements GN5: Building Design TR4: Highway Development Control Criteria TR8: Parking Provision Levels (Superseded by Policy 7 of the Joint Lancashire Structure Plan 2001 – 2016)</p>	
Planning History	No recent or relevant planning history.	

Representations

One letter of objection has been received the contents of which can be summarised as follows: -

- Preston Road is a very busy road and is close to a roundabout junction who, in turn provides more, standing traffic than if it were not there. Often the traffic backs up to 142 Preston Road
- There are constant vehicles coming from the garage next door, the chip shop, the tyre garage and there are two bus stops directly outside the applicants property which holds up traffic regularly.
- More traffic around this small area will create even more problems than there are at the moment and possibly create accidents.
- Cattery will create more traffic.

Consultations

The Head of Environmental Services has raised no objections to the application but has advised that if planning permission is granted, the applicant must apply to the Environmental Services Department for an Animal Boarding Licence before they can operate.

LCC (Highways) raise no objection to the application but have suggested that a personal permission be granted.

Coppull Parish Council raised no objections to the application but expressed concerns with regards to access and parking. Additional information on how the proposal will operate has been forwarded to the Parish Council and if any additional comments are received they will be included in the addendum.

The Environment Agency has recommended a condition covering the disposal of foul and surface waters and an informative covering contaminated water entering groundwater.

Assessment

The cattery is to be sited within the garden area of 142 Preston Road set back approx. 17m from Preston Road although views from the road are not attainable due to the existing hedgerow, which reaches a height of approx. 2m. The building will not be readily visible from the west either as the land level increases effectively limiting any available views of the cattery. The garden as existing already houses numerous domestic buildings and the cattery will not constitute an incongruous addition to them. Accordingly, it is considered that the cattery building will not result in detrimental harm to the character and appearance of the locality thus according with Policy Nos. GN1 and GN5.

In terms of residential amenity, to the north of the proposed site of the cattery is a Car Retail Garage and to the east, Preston Road which separates the site from the residential properties on the other side. As detailed the applicant's mother resides in 142 Preston Road and the applicant resides in 144 Preston Road. Having regard to this, it is considered that sufficient distance is

available between the proposed cattery site and residential properties to enable its safe operation without detrimental harm occurring to the residential amenity of the occupiers of the nearby properties.

The applicant anticipates the traffic generated by the cattery will be approx. 4 vehicular movements per week. The owners of the cats will more than likely pull onto the kerb outside of the applicant's property. LCC (Highways) have, based on the anticipated level of traffic and the drop off point on Preston Road, not raised issue as it is considered that the road is of a sufficient width in this position to facilitate the dropping off of cats and the frequency is low enough so as not to add significantly to traffic numbers. LCC (Highways) also suggested that the permission be made personal to the applicant. However, the circumstances are such that if the applicant was to cease operating the cattery, it is considered unlikely that the applicant or applicant's mother would allow an outside party to operate the cattery given its position in the garden of 142 Preston Road. In terms of the objections raised by the local resident, they have been noted. However, on the basis of the comments from LCC (Highways), it is considered that a refusal on this basis would be difficult to substantiate without a specific highways objection.

Conclusion On the basis of the above assessment, it is recommended that planning permission be granted subject to the following conditions.

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. The approved plans are:

Plan Ref	Received On:	Title:
-----	22 September 2005	Location Plan
BC/01	10 August 2005	Site Layout, Floorplan & Elevations

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

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

Reason : To ensure a satisfactory means of drainage and in accordance with Policy No. EP17 the Adopted Chorley Borough Local Plan Review.

4. The cattery hereby permitted shall only house a maximum of eight cats at any one time and shall only be used for the accommodation of cats and not breeding purposes.

Reason: To ensure the operation does not grow above what is approved and in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

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Item D. 7	05/00890/FUL	Permit
Case Officer	Miss Nicola Bisset	
Ward	Brindle And Hoghton	
Proposal	Demolish existing community hall and replace with new	
Location	Brindle Village Hall Water Street Brindle Chorley Lancashire	
Applicant	Brindle Parish Council (Tony Harkness)	

Proposal This application relates to the demolition of the existing Brindle Village Hall and the replacement with a new village hall. The proposal incorporates a single storey stone faced building measuring 13.5 metres by 18.35 metres. The new building will be located on the footprint of the existing hall and the existing parking to the front of the building will be retained.

The application site is located next to Brindle Conservation Area and in the Green Belt. To the rear of the site is a large area of open countryside and close to the site are residential properties located within Brindle Village.

Planning Policy DC1- Development in the Green Belt
GN5- Building Design
PS2- Provision and Improvement of Community Centre and Village Halls
PPG2- Green Belts.
PPG15 – Planning and the Historic Environment

Planning History **97/00503/FUL**- New Village hall to replace existing pre-fabricated building. Approved October 1997.

02/00957/FUL: - New village hall, to replace existing pre-fabricated building (renewal of planning permission 9/97/00503/FUL). Approved 2002.

03/00792/FUL: - Erection of new village community hall, to replace existing. Approved September 2003.

Representations 3 letters of objection have been received from neighbours raising the following points:

- Effect on highway safety and parking
- Loss of privacy, noise and disturbance
- Lack of respect for our property as we live next door to the site

- Possible loss of value
- Parking problems when an event is held- car parking is inadequate.
- The proposal does not include a landscaping and screening plan. The site of the community hall is in a sensitive area and the residents in close proximity should be covered by such a scheme.

Assessment

The proposal is a resubmission of three previously approved planning applications for a new village hall. In 1997 planning permission was granted for the erection of a new village hall constructed out of natural stone with a slate roof. This proposal was set on a different footprint than the existing building. In 2002 planning permission was renewed to construct the village hall and planning permission was granted. In 2003 planning permission was granted for a smaller building than was originally approved set on the same footprint of the existing hall. This proposal was for a timber-clad building.

The application has been resubmitted for the village hall located on the same footprint of the existing hall however the proposal has been amended to create a stone cladded building with a slightly higher eaves height. The proposal has the same floor area as the building approved in 2003, however the eaves height has been amended from 2.1 metres to 2.4 metres, the ridge height remains the same as approved in 2003 at 5.4 metres high.

It is considered that the amended scheme using natural stone rather than timber would be more in keeping with the surrounding area and will not detrimentally impact on Brindle Conservation Area. PPG15 considers that development should preserve and enhance the character of the historic environment; this development would comply with that requirement. The building is located within the Green Belt. It is considered that a single storey building although slightly higher than existing would not impact on the openness or character of the Green Belt and comply with PPG2.

The proposal will be set back from Water Street by 29 metres and will not detrimentally impact on the street scene. The nearest neighbours are Chesham Lodge, Beech House and Prospect Cottage. All these properties are located over 30 metres away from the proposal hall and it is considered that due to this distance and the nature of the proposal the development will not detrimentally impact on the amenities of the neighbouring residents.

The proposal is compatible with the surrounding land use, is close to the population of Brindle Village and has adequate road access and parking. The proposal therefore complies with the criteria set out in Policy PS2 of the Adopted Chorley Borough Local Plan and is acceptable.

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

3. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

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

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

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Item D. 8	05/00897/TEL	Prior App not reqd - Telecom
Case Officer	Miss Rachael Hulme	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Prior Notification of a 14.7m monopole supporting 3 antennas and 1 dish with ancillary development,	
Location	Land Adjacent Shaw Hill Bridge Preston Road Whittle-Le-Woods Lancashire	
Applicant	T-Mobile (UK) Ltd	

Proposal This prior notification application proposes the installation of a 14.7 metre high monopole supporting 3 antennas and 1 dish with ancillary development. The base station ancillary development measures 1.4 metres in length with a depth of 1-metre and will be located immediately south of the monopole. The monopole would be located approximately 100 metres north of the junction of Dawson Lane and Preston Road (A6) and approximately 100 metres south of the junction of School Brow with Preston Road (A6). The proposed development would be sited on the pavement on the west side of Preston Road (A6), approximately 1.6 metres from the kerb of the highway.

The installation is required to enable T-Mobile to provide/improve the 3G digital telephone net work in the area.

Planning Policy PPG8 (Telecommunications) states that Government Policy is to facilitate the growth of new and existing telecommunication systems. Where possible it encourages the mounting of antenna on existing buildings and mast sharing. It indicates operators should look carefully at materials, colours and design, to minimise obtrusiveness.

Policy PS12 of the Adopted Chorley Borough Local Plan Review states that the Council will only permit utility services where there are no overriding environmental objections to either the siting or appearance of the installation and when all of the following criteria have been met:

- (a) Development is part of a planned expansion;
- (b) No operational suitable sites elsewhere with less environmental impact;
- (c) No reasonable possibility of sharing existing facilities;
- (d) No reasonable possibility of erecting antennae on an existing building or structure;
- (e) The visual impact of the development on the landscape has been minimised, subject to technical limitation.

Planning History	There is no relevant planning history to this site.
Consultations	The Council's Highways department advised the proposed development will not have any adverse effect on highway safety or traffic therefore, do not object to the proposal.
Representations	<p>Twenty letters of objection have been received from local resident and one letter of objection from Cllr Perks. The objections make the following comments:</p> <ul style="list-style-type: none">• There is a doctor's surgery and a school is close proximity to the proposed site:• The monopole will be a blot on the landscape:• The monopole is a physically unattractive structure:• The monopole would impact upon the health of all residents and children nearby:• Property values will decrease:• The monopole and ancillary development will create an eye sore from the main road leading into Chorley:• Too little is know on the potential health implications these masts may/may not create:• There are already more than enough telecommunication masts in the area:• Not enough households have been notified directly:• The close proximity to the local rest home, cricket pitch and public house:• The monopole will spoil the countryside views enjoyed by residents in the area:• The monopole and ancillary development will have a detrimental impact on highway safety due to the reduction in size of the footway:• Countries such as Holland, Australia, New Zealand and America take health issues seriously, the UK should mirror this approach:• The decision should be left to local residents:• The Council may receive a fee for allowing such development on the highway:• Telecommunication masts should be sited away from residential areas:• The local residents will be at higher risk of contracting cancer/leukaemia/epilepsy/depression/headaches etc:• Mobile phone reception in the area is good enough without the need for more masts.
Assessment	<p>The main issues to consider in determining this type of application are the siting and appearance of the proposed development.</p> <p>With reference to the concerns of the local residents and councillors about possible health implications, the proposed development meets the ICNIRP guidelines and therefore in line with Policy PPG8, it is not necessary to consider further health aspects and concerns as part of processing this application. The</p>

operator enclosed an ICNIRP Certificate 'Declaration of conformity with ICNIRP public exposure guidelines' signed with the application.

The General Permitted Development Order (GPDO) requires the Council to notify adjoining owners/occupiers where issues of siting and appearance may be considered. On that basis those properties where it was considered that their visual amenity may be affected were notified. This is normal procedure and practice in these circumstances. The nearest school is over 300 metres away from the application site and therefore it was considered that the proposal would not impact on their visual amenity. The GPDO requires a site notice to be displayed as close to the application site as possible and this was done on the 20th September 2005 on a lamppost next to the site.

Consent of the land owner is not required for statutory undertakers to carry out work on an adopted highway, they are only required to serve notice, therefore no conflict of interest arises as a result of the Council assessing the proposal. The Council will not receive any income from the operator.

With regard to Policy PS12 it is accepted that the proposed development would be part of a planned expansion. The applicant has submitted information to support compliance with criteria (b) – (d) in that it is argued no other sites are considered more suitable. The applicant has enclosed information on other sites considered prior to the application being submitted.

In terms of siting and visual impact, street lamps, telegraph poles and road signs are all urban features around the application site and the proposed development would be sited close to existing trees, which would offer an element of screening. The lampposts around the site are 10 metres in height and the trees measure between 8 and 11 metres in height. There is also a 1.2 metre stonewall running alongside the trees and lampposts. In terms of design, the monopole is a slim-line structure designed without additional bulk in order to reduce visual intrusion. The proposed monopole and ancillary development will essentially be viewed as additional street furniture within an existing urban environment; in addition to the existing street lamps. It is considered that the proposed development would not be visually intrusive and would not stand out as an alien feature in the surrounding landscape. It is considered that the siting and design of the proposed development is considered acceptable.

The nearest neighbouring property is situated approximately 50 metres from the application site. The distance is considered to be sufficient to ensure that the proposal would not cause a significantly detrimental outlook or form an unduly obtrusive feature from the property. In addition there are a number of 8-11 metres of mature vegetation screening the property from the application site.

Recommendation Prior approval not required.

**Recommendation: Prior App not reqd - Telecom
Conditions**

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Item D. 9	05/00899/FUL	Permit
Case Officer	Miss Nicola Bisset	
Ward	Chorley South East	
Proposal	Retrospective application for alteration to previous planning application (02/00305) for demolition of 1 No dwelling and erection of 3 No dwellings	
Location	Premises To Rear Of 79 And 81 Bolton Street Chorley Lancashire	
Applicant	E N B Properties	
Proposal	<p>The application is a retrospective application for the alteration to a previous planning application (02/00305) for demolition of 1 dwelling and the erection of 3 dwellings.</p> <p>The proposal incorporates a two-storey rear extension to the rear of 79-81 Bolton Street. The proposal fronts on Beacon Street and the rear elevation is visible from the properties on Burlington Street. The proposal incorporates 1 flat at ground level, 2 flats at first floor level and a mezzanine level with bedrooms for the two first floor flats.</p>	
Planning Policy	<p>HS10- Multiple Occupancy Policy 2 (Joint Lancashire Structure Plan 2001-2016)- Main Development Locations SP6- District, Neighbourhood and Local Shopping Centres</p>	
Planning History	<p>01/00397/FUL- Refurbishment of existing building fronting Bolton Street (shop and 3 flats as existing) and extension of single dwelling at rear to form 2 flats and replacement of existing dwelling with 2 new dwellings. Approved July 2001.</p> <p>02/00305/FUL- Demolition of existing premises fronting Beacon Street and erection of new building to form 3 flats (amendment to planning permission 9/01/00397/FUL). Approved May 2002.</p>	
Representations	<p>2 letters of objection have been received raising the following points:</p> <ul style="list-style-type: none"> • The builder did not stick to the original plans he has already made the back elevation for a three-storey property. This has been constructed out of breezeblock and brick- the plans state that it will be made of brick. • The height of the property impacts on the light to the properties at the rear on Burlington Street • The rear windows are kitchen windows, which will create overlooking and impact on privacy. Maybe 	

frosted glass should be used.

- Impact on parking within a street which is already very busy.
- The appearance of the proposal does not match the rest of the area.

Consultations

Public Space Services: no comment

Assessment

Planning permission was granted in 2001 (01/00397/FUL) for the creation of five flats. In 2002 an amended application was submitted for the demolition of the existing premises and the erection of a new building to form 3 flats. This application was permitted.

The current application is a retrospective application amending the previous 2002 application. A large proportion of the development has been completed, however it has not been completed in accordance with the approved plans and following enforcement query the application has been resubmitted.

The amendments include raising the ridge height of the roof, approximately 0.5 metres higher than what was originally approved and raising the height of the eaves to the rear elevation by approximately 0.75 metres higher than what was originally approved. The amended proposal also includes the insertion of three obscurely glazed windows at first floor level in the rear elevation.

It is considered that the increase in ridge height and roof height is relatively minor. The development is attached to number 1 Beacon Street and a condition will be attached to the permission to provide soundproofing between the proposal and 1 Beacon Street to ensure there is no undue noise transference. Numbers 2 to 8 Burlington Street are located to the rear of the proposal. These properties are located over 12 metres away from the proposal and the area around the site is quite built up with residential properties. It is considered that the amendments to the scheme will not impact on the amenities of the neighbours on Burlington Street in terms of loss of light to a significant degree to justify a refusal of planning permission.

The proposed first floor rear windows will be obscurely glazed and will therefore not create any undue loss of privacy to the detriment of the occupiers of the properties on Burlington Street or Bolton Street.

There has been concerns raised over parking provision, this scheme and the previous scheme do not propose parking. This is a town centre location, which has numerous transport links and town centre parking. Therefore the impact of the proposal on parking in the area will be minimal.

It is considered that the amendments within this scheme compared with the originally approved scheme are relatively minor. The proposal will not unduly affect the amenities of the neighbouring residents and the town location ensures that the properties are located within a sustainable location in terms of local amenities and transport links. The proposal therefore complies with Policy HS10 of the Adopted Chorley Local Plan Review 2003 and Policy 2 of the Joint Lancashire Structure Plan 2001-2016.

**Recommendation: Permit
Conditions**

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Before the works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flats and adjoining property shall have been submitted to and approved in writing by the Local Planning Authority. All works, which form part of the approved soundproofing scheme, shall be completed before any flat is occupied.

Reason: In the interests of the amenity of future occupants of the proposed flats and occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

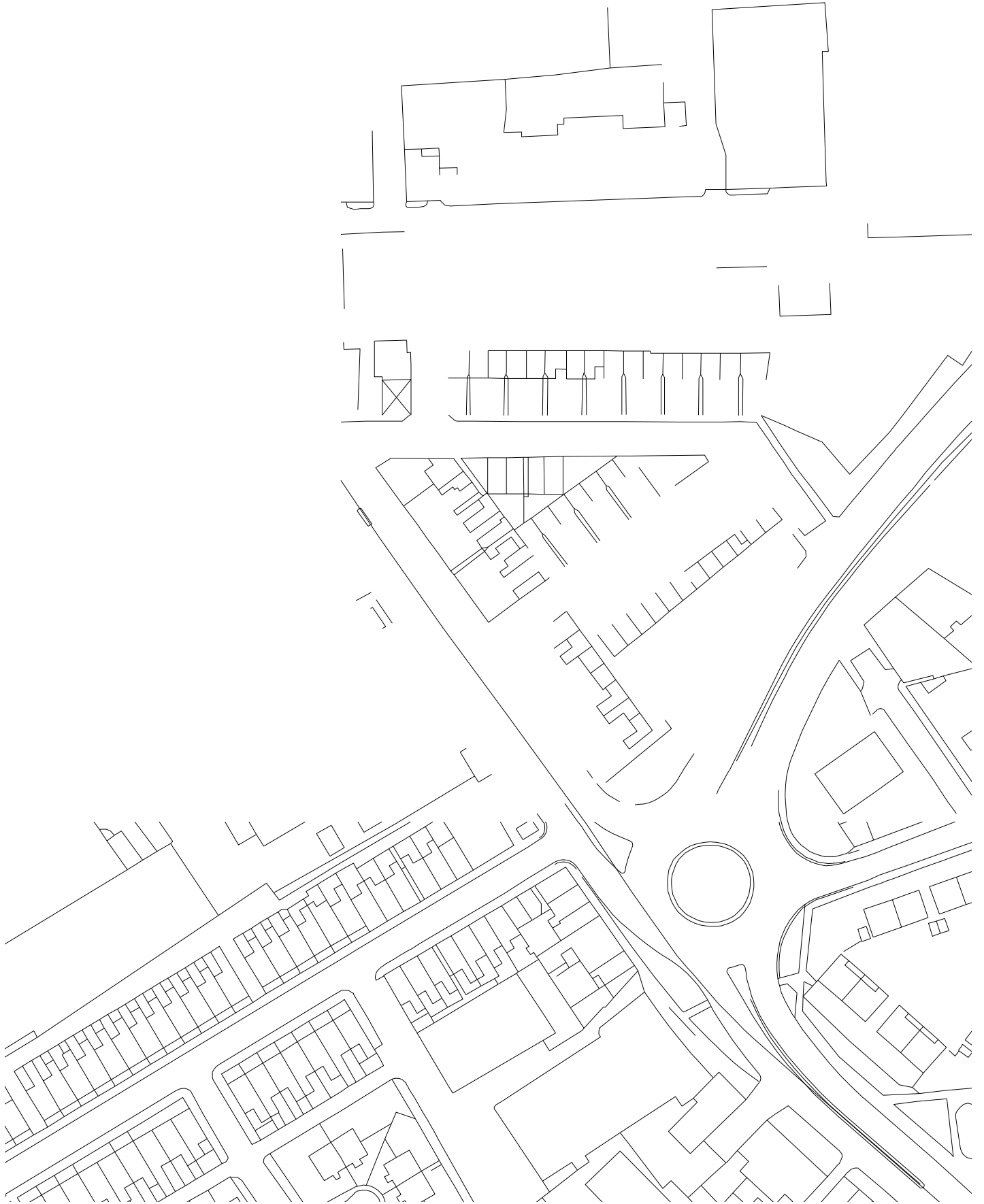
3. All windows in the first floor of the building's north/west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

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Item D.10	05/00904/TEL	Prior Notification for Telecom - Refusal
Case Officer	Mrs Helen Lowe	
Ward	Chorley South West	
Proposal	Prior notification for the erection of a 11.7m monopole and associated ground cabin,	
Location	Land Adjacent Gospel Hall Lichfield Road Chorley Lancashire	
Applicant	T-Mobile (UK) Ltd	

Background In February 2000 T-mobile received approval to erect a 15m high mono-pole and antenna at Park Mills, on Deighton Road (ref. 9/00/00067/TEL). They have now received from the landowner a notice to quit the site.

Proposal This application proposes the erection of an 11.7m high monopole with three equipment cabins at its base, the largest of which would measure 1.3m by 1.64m high. The equipment would be sited at the back of the footway to Lichfield Road, adjacent to the Gospel Hall.

Planning Policy The application site is located within the settlement boundary of Chorley. Policy GN5 of the Adopted Chorley Borough Local Plan Review sets out the

Policy PS12 of the Local Plan states that the Council will only permit utility services where there are no overriding environmental objections to either the siting or appearance of the installation and when all of the following criteria have been met:

- (a) Development is part of a planned expansion;
- (b) No operational suitable sites elsewhere with less environmental impact;
- (c) No reasonable possibility of sharing existing facilities;
- (d) No reasonable possibility of erecting antennae on an existing building or structure;
- (e) The visual impact of the development on the landscape has been minimised, subject to technical limitation.

PPG8 (Telecommunications) states that Government policy is to facilitate the growth of new and existing telecommunications systems. Where possible it encourages the mounting of antenna on existing buildings and mast sharing. In assessing applications for prior approval it advises that relevant factors to consider concerning the appearance of the mast are materials, colour and design. It also suggests a number of factors to consider concerning the siting such as the height of the site in relation to

surrounding land, the existence of topographical features and vegetation, the effect on the skyline, the site when observed from any side, the site in relation to existing masts, structures or buildings and residential property.

Planning History

In 2004 an application for a 14.7m high mast was refused by reason that the development would have been unduly obtrusive and detrimental to the character and appearance of the area.

Consultees Responses

Cllr Tony Gee has made the following comments on the application:

- The area is heavily populated and somewhat rundown and won't help endeavours to improve the area.
- There are two other masts in the area.

Third Party Representations

57 letters of objection have been received from local residents. They put forward the following reasons for objection:

- Would be an eyesore;
- Would be out of proportion with nearby buildings;
- Devalue property;
- Concerns over health effects;
- There is enough commercial development in the area already;
- May affect television signals and electronic equipment used for medical purposes;
- Would attract more anti-social behaviour to the area and could be a target for vandalism.

Applicant's Case

The applicant has put forward the following in support of their application:

- The reason for this application is due to one of T-mobiles existing sites at J Blackledge & Son Ltd which is to be decommissioned because T-Mobile have been issued with a notice to quit;
- A site is required in this locality in order that it may form an essential part of the new T-mobile third generation network that is being planned for the Chorley;
- In order for sites to work effectively, they must usually be situated towards the centre of the area requiring coverage and be at positions that will allow the cell to link into the existing or planned parts of the network;
- The site has been located as far as from the residential properties as possible and within an area of commercial activity;
- Possible alternative sites have been discounted due to their visual prominence and feasibility, these included: St Gregory's Church, Weldbank Lane; Fire Station Drill Tower, Weldbank; Wood View Stables, Sharratts Path; St John's Church, Park Road; Four Lanes, Burgh;
- The site put forward in this application provides the only available option with the search area.

Assessment

Being a Prior Notification application the Council is not able to look at the full planning merits of the proposal, but must restrict itself to assessing whether prior approval of the siting and appearance of the proposed development should be sought.

In this instance I am satisfied that, with the loss of the installation of Park Mills, T-Mobile has a need for replacement antenna in the area to the south-west of Chorley Town Centre. Also, that existing masts in this area are not able to accommodate these antenna, nor are other high structures or buildings within the search area readily available and capable of use.

The mast would be substantially higher than the adjacent Gospel Hall (which is 5.5m high), other adjacent buildings and the lighting column and telegraph pole. There is a limited amount of street furniture in the locality and it is considered that due to this and the height and functional appearance of the mast it would appear as an unduly incongruous and visually intrusive feature within the street scene. Therefore, I am not satisfied that there are no suitable alternative sites/means of providing the antenna with less environmental and visual impact and the application should be refused.

With reference to the concerns of the surrounding residents about possible health implications, PPG8 states that the Government's view is that the Planning system is not the place for determining health safeguards. In their view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for the local planning authority to consider further the health aspects and concerns about them. This proposal meets the ICNIRP guidelines and is therefore in line with PPG8.

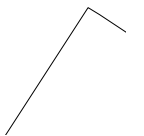
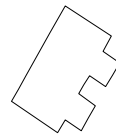
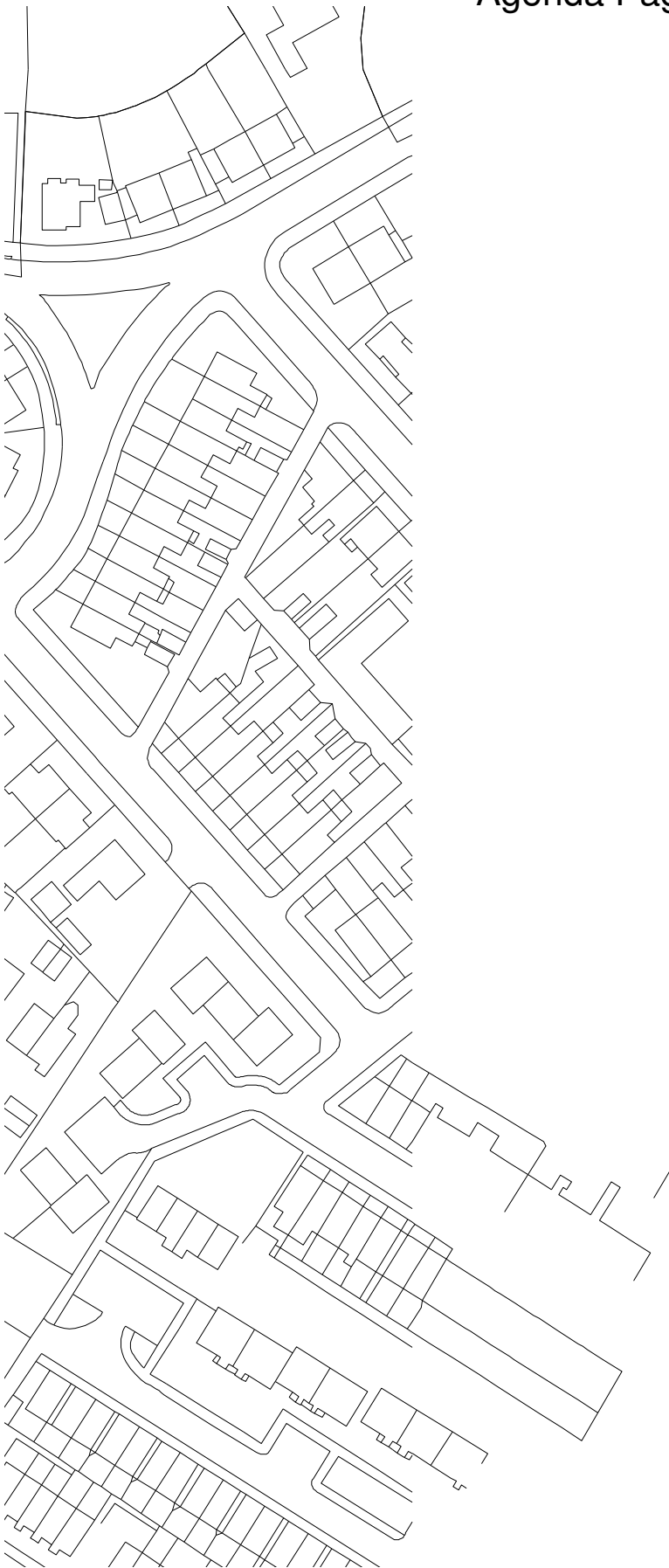
Conclusion

The application is accordingly recommended for refusal.

Recommendation: Prior Notification for Telecom - Refusal**Reasons**

1. The proposed development is contrary to PPG8 and PS12 of the adopted Chorley Borough Local Plan Review in that it will be unduly prominent and intrusive within the street-scene and be detrimental to the character and appearance of the area by reason of its siting and appearance. Furthermore the Council is not satisfied the applicant is seeking to meet their operational needs in a manner which minimises environmental and visual impact.

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Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	25.10.2005

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 15 September 2005 and 12 October 2005

Plan Ref 03/00478/ADV **Date Received** 08.05.2003 **Decision** Consent
Ward: Astley And Buckshaw **Date Decided** 27.09.2005

Proposal : Retrospective application for the erection of advertising hoarding fronting Euxton Lane .
Location : Derian House, Chancery Road, Astley Village Chorley, Lancashire
Applicant: Mr Briggs, Derian House, Chancery Road, Astley Village Chorley, Lancashire

Plan Ref 05/00095/ADV **Date Received** 25.01.2005 **Decision** Consent
Ward: Pennine **Date Decided** 04.10.2005

Proposal : Retrospective application for erection of seven internally illuminated signs and two non-illuminated signs,
Location : Premier Travel Inn Malthouse Farm Moss Lane Whittle-Le-Woods Chorley
Applicant: Whitbread Plc Oakley House Oakley Road Legrave Luton LU4 9QH

Plan Ref 05/00410/INV **Date Received** 09.09.2005 **Decision** Application Validated
Ward: Adlington & Anderton **Date Decided** 04.10.2005

Proposal : Formation of dormers to front and rear,
Location : 1 Anglezarke Road Adlington Chorley Lancashire PR6 9PZ
Applicant: Mr & Mrs Barron 1 Anglezarke Road Adlington Chorley Lancashire PR6 9PZ

Plan Ref	05/00412/INV	Date Received	09.09.2005	Decision	Application Validated
Ward:	Eccleston And Mawdesley	Date Decided	19.09.2005		
Proposal :	Erection of single storey extension to bungalow, formation of pitched roof over existing flat roof and erection of detached garage/workshop,				
Location :	47 Beechfields Eccleston Chorley Lancashire PR7 5RF				
Applicant:	Mr L Shaw 47 Beechfields Eccleston Chorley Lancashire PR7 5RF				
Plan Ref	05/00440/INV	Date Received	20.09.2005	Decision	Application Validated
Ward:	Chorley South West	Date Decided	03.10.2005		
Proposal :	Single storey side and rear extension				
Location :	123 Draperfield Chorley Lancashire PR7 3PP				
Applicant:	Mr Fogg 123 Draperfield Chorley Lancashire PR7 3PP				
Plan Ref	05/00534/FUL	Date Received	23.05.2005	Decision	Refuse
Ward:	Lostock	Date Decided	07.10.2005		
Proposal :	Erection of single storey replacement outbuilding to form self contained living accommodation ancillary to the main dwelling .				
Location :	Pear Tree Farm 185 South Road Bretherton Lancashire PR26 9AJ				
Applicant:	Mr And Mrs Mee Pear Tree Farm 185 South Road Bretherton Lancashire PR26 9AJ				
Plan Ref	05/00545/FUL	Date Received	26.05.2005	Decision	Permit
Ward:	Chisnall	Date Decided	29.09.2005		
Proposal :	Alteration of barn to form residential accommodation				
Location :	Rear Of 28 Church Lane Charnock Richard Lancashire PR7 3RB				
Applicant:	Mr And Mrs S Smith 22 Church Lane Charnock Richard Lancashire PR7 3RB				
Plan Ref	05/00561/FUL	Date Received	26.05.2005	Decision	Permit
Ward:	Brindle And Hoghton	Date Decided	21.09.2005		
Proposal :	Two storey rear extension,				
Location :	5 Ollerton Terrace Chorley Road Withnell Lancashire PR6 8BQ				
Applicant:	Ms Lancaster 5 Ollerton Terrace Chorley Road Withnell Lancashire PR6 8BQ				
Plan Ref	05/00571/FUL	Date Received	31.05.2005	Decision	Permit
Ward:	Adlington & Anderton	Date Decided	21.09.2005		
Proposal :	Demolition of porch and garage, and erection of single storey rear extension and porch to front				
Location :	5 Lewis Close Adlington Chorley Lancashire PR7 4JU				
Applicant:	Mr J Lord 5 Lewis Close Adlington Chorley Lancashire PR7 4JU				

Plan Ref 05/00574/CLEUD **Date Received** 31.05.2005 **Decision** Grant
Ward: Wheelton And **Date Decided** 16.09.2005
 Withnell

Proposal : Application for Certificate of Lawfulness for the storage of timber residue, the peeling and processing of timber, sawmill products and residues
Location : Central Quarry Woods Fold Farm Dole Lane Abbey Village Lancashire
Applicant: Derek Fox And Sons (Timber) Ltd Woods Fold Saw Mill Dole Lane Abbey Village

Plan Ref 05/00591/FUL **Date Received** 03.06.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 11.10.2005
 North

Proposal : Erection of two storey side extension,
Location : 12 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS
Applicant: Mr & Mrs K Stopp 12 Carr Meadow Clayton-Le-Woods Lancashire PR5 8HS

Plan Ref 05/00633/FUL **Date Received** 14.06.2005 **Decision** Refuse
Ward: Clayton-le-Woods **Date Decided** 21.09.2005
 West And
 Cuerden

Proposal : Erection of a two storey rear extension and the erection of a single storey side and rear extension
Location : 1 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN
Applicant: Ms McNaught 1 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN

Plan Ref 05/00667/TPO **Date Received** 24.06.2005 **Decision** Consent
Ward: Pennine **Date Decided** 04.10.2005

Proposal : Pruning of dead wood and removal of limb from Ash tree covered by TPO 12 (Whittle-le-Woods) 1992
Location : 3 Chasden Close Whittle-Le-Woods Chorley Lancashire PR6 7JX
Applicant: Michelle Howard, 3 Chasden Close Whittle-Le-Woods Chorley Lancashire PR6 7JX

Plan Ref 05/00676/TPO **Date Received** 28.06.2005 **Decision** Consent
Ward: Euxton North **Date Decided** 04.10.2005

Proposal : Pruning of oak tree T12 covered by TPO 1 (Euxton) 1971,
Location : 19 Firbank Euxton Chorley Lancashire PR7 6HP
Applicant: Mr Kitching 19 Firbank Euxton Chorley Lancashire PR7 6HP

Plan Ref 05/00683/FUL **Date Received** 29.06.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 04.10.2005
 And Whittle-le-
 Woods

Proposal : Erection of new greenkeepers store to replace existing,
Location : Shaw Hill Golf Club Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Lancashire
Applicant: Neil Hamlett Shaw Hill Golf Club Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Lancashire PR6 7PP

Plan Ref 05/00687/FUL **Date Received** 30.06.2005 **Decision** Permit
Ward: Pennine **Date Decided** 20.09.2005

Proposal : Erection of two storey rear extension inclusive of chimney stack and extension to existing side dormer,
Location : 142 Blackburn Road Heapey Lancashire PR6 8EL
Applicant: Mr & Mrs Maher 142 Blackburn Road Heapey Lancashire PR6 8EL

Plan Ref 05/00696/FUL **Date Received** 07.07.2005 **Decision** Permit
Ward: Coppull **Date Decided** 20.09.2005

Proposal : Two storey side extension incorporating garage and demolition of existing conservatory and erection of sun room in its place,
Location : Oakmoor 15 Birchwood Drive Coppull Lancashire PR7 4NU
Applicant: Mr And Mrs Jones Oakmoor 15 Birchwood Drive Coppull Lancashire PR7 4NU

Plan Ref 05/00701/TPO **Date Received** 06.07.2005 **Decision** Consent
Ward: Clayton-le-Woods **Date Decided** 04.10.2005
And Whittle-le-Woods

Proposal : Felling of 2 Oak trees covered by TPO 3 (Whittle-le-Woods) 1989
Location : Shaw Hill Golf Club Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Lancashire
Applicant: Neil Hamlett Shaw Hill Golf Club Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Lancashire PR6 7PP

Plan Ref 05/00718/CON **Date Received** 14.07.2005 **Decision** Permit -
Conservation Area
Consent

Ward: Lostock **Date Decided** 07.10.2005

Proposal : Conservation Area Consent to demolish existing outbuilding .
Location : Pear Tree Farm, 185 South Road Bretherton Lancashire PR26 9AJ
Applicant: Mr And Mrs G Mee Pear Tree Farm, 185 South Road Bretherton Lancashire

Plan Ref 05/00724/FUL **Date Received** 11.07.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 30.09.2005
East

Proposal : Erection of single storey rear extension for disabled use,
Location : 22 Cunliffe Street Chorley Lancashire PR7 2BD
Applicant: Mr H Morris C/o Morris's Bakery Baker Street Coppull

Plan Ref 05/00730/ADV **Date Received** 19.07.2005 **Decision** Consent
Ward: Chorley South **Date Decided** 21.09.2005
East

Proposal : Erection of internally illuminated fascia sign and projecting sign,
Location : Greggs Bakery 5 Chapel Street Chorley Lancashire PR7 1BN
Applicant: Rob McArdle Greggs Bakery Parrot Street Clayton Manchester M11 4GP

Plan Ref 05/00737/FUL **Date Received** 20.07.2005 **Decision** Permit
Ward: Euxton South **Date Decided** 16.09.2005

Proposal : Erection of two storey side extension and formation of canopy to front,
Location : 69 Hawkshead Avenue Euxton Chorley Lancashire PR7 6NZ
Applicant: Mr R Hindley 13 Cotswold Close Eccleston Chorley Lancashire PR7 5TN

Plan Ref 05/00752/FUL **Date Received** 19.07.2005 **Decision** Permit
Ward: Coppull **Date Decided** 30.09.2005

Proposal : Erection of rear conservatory,
Location : 13 Clayton Gate Coppull Lancashire PR7 4PR
Applicant: Mr S Ashworth 13 Clayton Gate Coppull Lancashire PR7 4PR

Plan Ref 05/00756/ADV **Date Received** 21.07.2005 **Decision** Consent
Ward: Chorley South **Date Decided** 21.09.2005
East

Proposal : Consent to display internally illuminated shop front sign and projecting sign (to replace existing),
Location : Chorley & District Building Society 28 - 30 High Street Chorley Lancashire
Applicant: Chorley & District Building Society Key House, Foxhole Road Chorley PR7 1NZ

Plan Ref 05/00757/FUL **Date Received** 21.07.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 21.09.2005
East

Proposal : Pitched roofs over dormers, re-roofing, and pitched roofs over porch, canopy and bay window to side replacing existing flat roofs,
Location : Alpha 4 Woodside Chorley Lancashire PR7 4AE
Applicant: Mr & Mrs Fairhurst Alpha 4 Woodside Chorley Lancashire PR7 4AE

Plan Ref 05/00760/ADV **Date Received** 25.07.2005 **Decision** Consent
Ward: Chorley South **Date Decided** 16.09.2005
East

Proposal : Erection of 3 internally illuminated shop signs,
Location : Booths Supermarket Union Street Chorley Lancashire
Applicant: E H Booth & Co. Ltd 4 Fishergate Preston Lancashire PR1 3LJ

Plan Ref 05/00761/FUL **Date Received** 21.07.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 15.09.2005
West

Proposal : Erection of first floor side extension, single storey side extension and replacement conservatory to rear,
Location : 23 The Oaks Chorley Lancashire PR7 3QT
Applicant: Mr & Mrs Hurst 23 The Oaks Chorley Lancashire PR7 3QT

Plan Ref 05/00762/FUL **Date Received** 21.07.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 04.10.2005
West

Proposal : Erection of two storey rear extension,
Location : 50 St Gregorys Place Chorley Lancashire PR7 3NY
Applicant: Mr & Mrs Purcell 50 St Gregorys Place Chorley Lancashire PR7 3NY

Plan Ref 05/00763/FUL **Date Received** 29.07.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 04.10.2005
Mawdesley

Proposal : Two storey side extension
Location : 31 Middlewood Close Eccleston Chorley Lancashire PR7 5QG
Applicant: Mr Orr 31 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

Plan Ref 05/00764/FUL **Date Received** 29.07.2005 **Decision** Permit
Ward: Lostock **Date Decided** 22.09.2005

Proposal : Erection of agricultural building to house livestock and store feed,
Location : Nook Farm Carr House Lane Bretherton Lancashire PR26 9AR
Applicant: Mr Crook Winkley Estates Ltd Nook Farm Carr House Lane Bretherton Lancashire

Plan Ref 05/00765/COU **Date Received** 26.07.2005 **Decision** Permit
Ward: Chorley East **Date Decided** 20.09.2005

Proposal : Change of use to Funeral Parlour (Class A1),
Location : 180 Eaves Lane Chorley Lancashire PR6 0AU
Applicant: Kenyon Funeral Services Ltd Grovehill Road Beverly East Yorkshire HU17 0JJ

Plan Ref 05/00767/FUL **Date Received** 25.07.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 16.09.2005
And Whittle-le-
Woods

Proposal : Front extension, rebuild of existing conservatory, removal of fir trees to form a car
port
Location : 10 Rowan Croft Clayton-Le-Woods Lancashire PR6 7UX
Applicant: Mr And Mrs B Lewis 10 Rowan Croft Clayton-Le-Woods Lancashire PR6 7UX

Plan Ref 05/00768/FUL **Date Received** 22.07.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 16.09.2005
And Whittle-le-
Woods

Proposal : Erection of rear conservatory,
Location : 4 Burghley Close Clayton Le Woods Lancashire PR6 7SU
Applicant: Mr Naylor & Ms Garth 4 Burghley Close Clayton Le Woods Lancashire PR6 7SU

Plan Ref 05/00769/FUL **Date Received** 21.07.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 16.09.2005
 West And
 Cuerden

Proposal : Single storey rear extension, pitched roof over existing rear extension, conservatory to the rear and erection of 1.7m boundary wall,
Location : 57 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SP
Applicant: Mr P Beswick & Miss C Kettlewell 57 Lancaster Lane Clayton-Le-Woods Lancashire

Plan Ref 05/00772/FUL **Date Received** 22.07.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 16.09.2005
 West And
 Cuerden

Proposal : First floor extension to the front and side, rear conservatory and a detached garage
Location : Maple Tree Cottage Nell Lane Clayton-Le-Woods Lancashire PR25 5TB
Applicant: Mr And Mrs J Gibbons Maple Tree Cottage Nell Lane Clayton-Le-Woods

Plan Ref 05/00776/FUL **Date Received** 25.07.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 29.09.2005
 East

Proposal : Alterations to front garden to create garage below
Location : 144 Blackburn Road Chorley Lancashire PR6 8TL
Applicant: T Green 144 Blackburn Road Chorley Lancashire PR6 8TL

Plan Ref 05/00777/FUL **Date Received** 27.07.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 21.09.2005
 Mawdesley

Proposal : Erection of rear conservatory,
Location : 152 The Green Eccleston Lancashire PR7 5SB
Applicant: Mr & Mrs Waring Charity Farm Smithy Brow Wrightington WN6 9PP

Plan Ref 05/00780/FUL **Date Received** 21.07.2005 **Decision** Permit
Ward: Brindle And **Date Decided** 16.09.2005
 Hoghton

Proposal : Road level parking spaces with understorage access from lower garden
Location : Land Diagonally Opposite 22 Viaduct Road Hoghton Lancashire PR5 0SE
Applicant: Mr J Crook 22 Viaduct Road Hoghton Lancashire PR5 0SE

Plan Ref 05/00781/FUL **Date Received** 27.07.2005 **Decision** Refuse
Ward: Chisnall **Date Decided** 20.09.2005

Proposal : Erection of first floor extension to front,
Location : 8 Manor Way Coppull Lancashire PR7 5FH
Applicant: Mr & Mrs Monks 8 Manor Way Coppull Lancashire PR7 5FH

Plan Ref 05/00782/FUL **Date Received** 27.07.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 11.10.2005
Anderton

Proposal : Erection of conservatory to rear,
Location : 24 Ashfield Road Anderton Lancashire PR6 9PN
Applicant: Mr & Mrs Aldred 24 Ashfield Road Anderton Lancashire PR6 9PN

Plan Ref 05/00783/FUL **Date Received** 02.08.2005 **Decision** Refuse
Ward: Chisnall **Date Decided** 27.09.2005

Proposal : Erection of two storey extension to front,
Location : Jepps Cottage 14 Stocks Lane Heskin Lancashire PR7 5LT
Applicant: Mr S Blackburn Jepps Cottage 14 Stocks Lane Heskin Lancashire PR7 5LT

Plan Ref 05/00785/COU **Date Received** 29.07.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 22.09.2005
West

Proposal : Change of Use from Offices to Dwelling
Location : 12 Ashfield Road Chorley Lancashire PR7 1LH
Applicant: Mr Tyrer & Mr Green C/o Agent

Plan Ref 05/00786/FUL **Date Received** 27.07.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 19.09.2005
Anderton

Proposal : Two storey side extension and dormer window to the front
Location : 18 Granville Street Adlington Chorley Lancashire PR6 9PY
Applicant: Mr M Chappell 18 Granville Street Adlington Chorley Lancashire PR6 9PY

Plan Ref 05/00789/FUL **Date Received** 27.07.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 21.09.2005
Mawdesley

Proposal : Formation of pitched roof over existing flat roof on garage,
Location : Green Gables Parr Lane Eccleston Lancashire PR7 5RP
Applicant: Mr V Buldawoo Green Gables Parr Lane Eccleston Lancashire PR7 5RP

Plan Ref 05/00790/FUL **Date Received** 29.07.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 22.09.2005
And Whittle-le-
Woods

Proposal : Erection of rear conservatory
Location : 6 St Johns Close Whittle-Le-Woods Chorley Lancashire PR6 7DP
Applicant: Mr Ryan & Miss Fogg 6 St Johns Close Whittle-Le-Woods Chorley Lancashire

Plan Ref 05/00791/FUL **Date Received** 27.07.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 16.09.2005
 Anderton

Proposal : Erection of a single storey extension to the front
Location : 2 Crawshaw Fold Barn The Common Adlington Chorley Lancashire
Applicant: Mr And Mrs Johnson 2 Crawshaw Fold Barn The Common Adlington Chorley

Plan Ref 05/00794/COU **Date Received** 27.07.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 16.09.2005
 Mawdesley

Proposal : Change of use from A1(shop) to A4 (wine bar)
Location : Shop Unit 12 The Carrington Centre New Mill Street Eccleston Lancashire
Applicant: Mr Adam Boasman 5 Fryer Close, Penwortham, Preston, Pr1 9DG

Plan Ref 05/00797/FUL **Date Received** 03.08.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 28.09.2005
 Mawdesley

Proposal : Two Storey side extension
Location : 45 Snipewood Eccleston Chorley Lancashire PR7 5RQ
Applicant: Mrs M E Williams 45 Snipewood Eccleston Chorley Lancashire PR7 5RQ

Plan Ref 05/00798/FUL **Date Received** 03.08.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 29.09.2005
 Anderton

Proposal : Erection of two storey and single storey rear extensions,
Location : 27 Carrington Road Adlington Lancashire PR7 4RN
Applicant: Mr And Mrs Houghton 27 Carrington Road Adlington Lancashire PR7 4RN

Plan Ref 05/00799/FUL **Date Received** 02.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 30.09.2005
 North

Proposal : Single storey extension to the side and rear
Location : 84 Lords Croft Clayton-Le-Woods Lancashire PR6 7TR
Applicant: Mr And Mrs C Finch 84 Lords Croft Clayton-Le-Woods Lancashire PR6 7TR

Plan Ref 05/00801/FUL **Date Received** 03.08.2005 **Decision** Refuse
Ward: Chorley South **Date Decided** 28.09.2005
 East

Proposal : Formation of car parking area,
Location : Land Adjacent Library Car Park Hollinshead Street Chorley Lancashire
Applicant: Mrs P Lacey 8 Hollinshead Street Chorley Lancashire PR7 1EP

Plan Ref 05/00803/COU **Date Received** 08.08.2005 **Decision** Refuse
Ward: Coppull **Date Decided** 03.10.2005

Proposal : Change of use of public council land to garden and erection of wall/fence around the site

Location : Land Adjacent To 39 Chapel Street Coppull Lancashire PR7 5AS

Applicant: Mr Adrian Ainsworth 39 Chapel Street Coppull Lancashire PR7 5AS

Plan Ref 05/00804/FUL **Date Received** 08.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 21.09.2005
West And
Cuerden

Proposal : Conservatory to the rear

Location : 16 Lune Drive Clayton-Le-Woods Leyland Lancashire PR25 5SX

Applicant: Ms A Forsyth 16 Lune Drive Clayton-Le-Woods Leyland Lancashire PR25 5SX

Plan Ref 05/00806/ADV **Date Received** 05.08.2005 **Decision** Consent
Ward: Chorley North **Date Decided** 30.09.2005
West

Proposal : Consent to display 2 advertising signs (1 illuminated, 1 non illuminated) to replace existing,

Location : Chorley And District Building Society Key House Foxhole Road Chorley Lancashire

Applicant: Chorley And District Building Society Key House Foxhole Road Chorley Lancashire

Plan Ref 05/00807/TPO **Date Received** 05.08.2005 **Decision** Consent
Ward: Clayton-le-Woods **Date Decided** 22.09.2005
And Whittle-le-
Woods

Proposal : 1 Willow , one Ash covered by TPO13 (Clayton LE Woods) 1984

Location : 1 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF

Applicant: J Singleton 1 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF

Plan Ref 05/00808/TEL **Date Received** 05.08.2005 **Decision** Prior Notification
for Telecom -
Refusal
Ward: Brindle And **Date Decided** 20.09.2005
Hoghton

Proposal : Prior Notification of 15m timber framed monopole supporting 3 antenna, radio equipment cabinet and link cabinet within fenced compound,

Location : Oram House Farm Oram Road Brindle Lancashire PR6 8NT

Applicant: T-Mobile (UK) Ltd C/o Agent

Plan Ref 05/00809/TPO **Date Received** 05.08.2005 **Decision** Consent
Ward: Clayton-le-Woods **Date Decided** 29.09.2005
 And Whittle-le-Woods

Proposal : To remove Beech tree TPO 2 (Whittle Le Woods)1978
Location : The Gate House 2 Shaw Hill Drive Whittle-Le-Woods Lancashire PR6 7PN
Applicant: Ms Julia O'Connor The Gate House 2 Shaw Hill Drive Whittle-Le-Woods Lancashire

Plan Ref 05/00810/FUL **Date Received** 05.08.2005 **Decision** Permit
Ward: Lostock **Date Decided** 29.09.2005

Proposal : Single storey side extension, 2 velux conservation rooflights to the north elevation and vehicular access and erection of a 2000mm boundary wall
Location : 37 South Road Bretherton Lancashire PR26 9AB
Applicant: Mr And Mrs Gilson 104 Station Road Croston Lancashire PR26 9RP

Plan Ref 05/00811/FUL **Date Received** 09.08.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 04.10.2005

Proposal : Two storey side extension, pitched roof to rear and a loft conversion
Location : 102 Preston Road Coppull Lancashire PR7 5DW
Applicant: Mr S Hogg 102 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 05/00813/FUL **Date Received** 08.08.2005 **Decision** Refuse
Ward: Brindle And **Date Decided** 03.10.2005
 Hoghton

Proposal : Formation of access road and car park, and erection of grave diggers store and toilet,
Location : Hoghton Methodist Chapel, Chapel Lane Hoghton Lancashire PR5 0RY
Applicant: Rev. R Fisher Superintendent Minister 35 Somerset Avenue Wilpshire Blackburn

Plan Ref 05/00816/FUL **Date Received** 10.08.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 04.10.2005
 Mawdesley

Proposal : Conservatory to the side
Location : 2 Reeds Cottages Black Moor Road Mawdesley Lancashire L40 2QD
Applicant: Mr And Mrs Baldwin 2 Reeds Cottages Black Moor Road Mawdesley Lancashire

Plan Ref 05/00817/FUL **Date Received** 12.08.2005 **Decision** Refuse
Ward: Wheelton And **Date Decided** 11.10.2005
 Withnell

Proposal : Erection of first floor side extension,
Location : 1 Ramsden Cottages Twistmoor Lane Withnell Lancashire PR6 8RU
Applicant: Mr & Mrs Galloway 1 Ramsden Cottages Twistmoor Lane Withnell Lancashire

Plan Ref 05/00818/FUL **Date Received** 12.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 06.10.2005
 And Whittle-le-Woods

Proposal : Erection of detached house with double garage and conservatory (Re-design of planning permission 9/86/183),
Location : Land Adjacent To 32 Meadway Clayton-Le-Woods Lancashire
Applicant: J W Haslam 32 Meadway Clayton-Le-Woods Lancashire

Plan Ref 05/00820/NLA **Date Received** 11.08.2005 **Decision** No objection
Ward: **Date Decided** 21.09.2005

Proposal : Redevelopment of Lord Square and the South East Corner of Blackburn Shopping Centre to include new retail units, new covered malls with glazed roof enhancement of Church Street, Ainsworth Street and Town Hall Street entrances, including new canopies plus new glazed car park link tower to replace demolished clock tower on King street, additional parking is to be provided above the new structure offering approx 300 spaces over 3 levels (ref RHN/P/10/05/0832)
Location : Lord Square And The South East Corner Blackburn Shopping Centre Blackburn
Applicant: Mall Nominee One Ltd & Mall Nominee Two Ltd 10 Lower Grosvenor Place, London, SW1 0EN

Plan Ref 05/00821/FUL **Date Received** 09.08.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 04.10.2005
 Anderton

Proposal : Side extension over existing garage, single storey rear extension and an enlarged porch area
Location : 8 Coniston Avenue Adlington Lancashire PR6 9QH
Applicant: Mr And Mrs Chisholm 8 Coniston Avenue Adlington Lancashire PR6 9QH

Plan Ref 05/00822/FUL **Date Received** 15.08.2005 **Decision** Refuse
Ward: Chisnall **Date Decided** 10.10.2005

Proposal : Erection of 20m street works telecommunications mast and associated equipment,
Location : Blainscough Works Preston Road Coppull Lancashire PR7 5HT
Applicant: O2 (UK) Ltd 260 Bath Road Slough SL1 4DX

Plan Ref 05/00823/FUL **Date Received** 10.08.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 04.10.2005
 Mawdesley

Proposal : Two storey extension with dormer to one side and an extension over existing garage
Location : 21 Reeveswood Eccleston Lancashire PR7 5RS
Applicant: Mr And Mrs Tracy 21 Reeveswood Eccleston Lancashire PR7 5RS

Plan Ref 05/00824/FUL **Date Received** 15.08.2005 **Decision** Refuse
Ward: Clayton-le-Woods **Date Decided** 11.10.2005
 And Whittle-le-Woods

Proposal : Erection of two storey extension to front,
Location : 28 Birch Field Clayton-Le-Woods Chorley Lancashire PR6 7RE
Applicant: Mr & Mrs Canning 28 Birch Field Clayton-Le-Woods Chorley Lancashire PR6 7RE

Plan Ref 05/00825/FUL **Date Received** 15.08.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 07.10.2005
 West

Proposal : Erection of rear conservatory,
Location : 1 Wood Lark Drive Chorley Lancashire PR7 2RA
Applicant: Mr T Turnock 8 Millwood Close Withnell Fold Lancashire PR6 8AR

Plan Ref 05/00826/TPO **Date Received** 11.08.2005 **Decision** Consent
Ward: Chisnall **Date Decided** 06.10.2005

Proposal : Pruning and reshaping of Holly Tree T2 covered by TPO 2 (Charnock Richard) 1995
Location : 33 Church Lane Charnock Richard Chorley Lancashire PR7 3RB
Applicant: T Cairns Provincialate, Lancaster Lane, Parbold, Wigan, WN8 7HT

Plan Ref 05/00828/FUL **Date Received** 17.08.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 07.10.2005
 Mawdesley

Proposal : Demolish existing garage and wc and construct single storey extension and integral garage,
Location : Sunnyside Blue Stone Lane Mawdesley Lancashire L40 2RH
Applicant: Mr S Marshall Sunnyside Blue Stone Lane Mawdesley Lancashire L40 2RH

Plan Ref 05/00829/FUL **Date Received** 11.08.2005 **Decision** Refuse
Ward: Clayton-le-Woods **Date Decided** 05.10.2005
 North

Proposal : Swimming pool in back garden, convert workshop into changing room and build sauna and WC to rear of garage
Location : Villa Dei Incanti Gough Lane Clayton-Le-Woods Bamber Bridge Lancashire
Applicant: Mr D Greenwood And Miss T Douglas Villa Dei Incanti Gough Lane Clayton-Le-Woods Bamber Bridge Lancashire

Plan Ref 05/00831/FUL **Date Received** 18.08.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 11.10.2005
 Anderton

Proposal : Erection of two storey side extension and porch to front,
Location : 55 Beech Avenue Anderton Lancashire PR6 9PQ
Applicant: Mr & Mrs Coleman 55 Beech Avenue Anderton Lancashire PR6 9PQ

Plan Ref 05/00832/FUL **Date Received** 15.08.2005 **Decision** Permit
Ward: Chorley North **Date Decided** 10.10.2005
 East

Proposal : Erection of single storey side extension incorporating re-positioned bin store, and formation of disabled ramped access to rear,
Location : Parker House 31 Parker Street Chorley Lancashire PR7 1ES
Applicant: New Leaf Supporting Independence 6 The Courtyard St Peters Business Park Bolton BL1 8PB

Plan Ref 05/00834/FUL **Date Received** 15.08.2005 **Decision** Permit
Ward: Adlington & **Date Decided** 07.10.2005
 Anderton

Proposal : Erection of conservatory to side,
Location : 14 Balmoral Adlington Chorley Lancashire PR7 4EL
Applicant: Mr & Mrs Fearnley 14 Balmoral Adlington Chorley Lancashire PR7 4EL

Plan Ref 05/00835/FUL **Date Received** 16.08.2005 **Decision** Permit
Ward: Astley And **Date Decided** 11.10.2005
 Buckshaw

Proposal : Retrospective application for a single-storey side/rear extension and pitched roof over garage,
Location : 5 Judeland Chorley Lancashire PR7 1XJ
Applicant: Dr S Madi 5 Judeland Chorley Lancashire PR7 1XJ

Plan Ref 05/00836/FUL **Date Received** 16.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 21.09.2005
 North

Proposal : Erection of single storey extensions to front and rear,
Location : 87 Kiln Croft Clayton-Le-Woods Chorley Lancashire PR6 7UB
Applicant: Mr Ainsworth 87 Kiln Croft Clayton-Le-Woods Chorley Lancashire PR6 7UB

Plan Ref 05/00837/FUL **Date Received** 18.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 11.10.2005
 West And
 Cuerden

Proposal : Demolish existing conservatory and rebuild new to rear of property,
Location : 38 Harrock Road Clayton-Le-Woods Leyland Lancashire PR25 5TX
Applicant: Mr And Mrs Douglas 38 Harrock Road Clayton-Le-Woods Leyland Lancashire

Plan Ref 05/00838/FUL **Date Received** 19.08.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 12.10.2005
 East

Proposal : Single storey rear extension and an extension to front porch with pitched roof over
Location : 9 Chester Avenue Chorley Lancashire PR7 4AG
Applicant: Mr M Thompson 9 Chester Avenue Chorley Lancashire PR7 4AG

Plan Ref 05/00839/TPO **Date Received** 16.08.2005 **Decision** Refuse
Ward: Pennine **Date Decided** 11.10.2005

Proposal : Crown lift and thinning of 3 lime trees and 1 sycamore tree, and the removal of 1 sycamore tree covered by TPO 7 (Whittle-le-Woods) 1996,
Location : 11 Dunham Drive Whittle Le Woods Lancashire PR6 7DN
Applicant: Mr Chew 11 Dunham Drive Whittle Le Woods Lancashire PR6 7DN

Plan Ref 05/00840/FUL **Date Received** 22.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 12.10.2005
And Whittle-le-Woods

Proposal : Two storey front extension
Location : 20 Bearswood Croft Clayton-Le-Woods Chorley Lancashire PR6 7SJ
Applicant: Mr And Mrs Andrew 20 Bearswood Croft Clayton-Le-Woods Chorley Lancashire

Plan Ref 05/00841/FUL **Date Received** 17.08.2005 **Decision** Permit
Ward: Coppull **Date Decided** 11.10.2005

Proposal : Erection of conservatory to rear,
Location : 3 Ash Road Coppull Chorley Lancashire PR7 5BQ
Applicant: Mr Quayle 3 Ash Road Coppull Chorley Lancashire PR7 5BQ

Plan Ref 05/00844/FUL **Date Received** 18.08.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 07.10.2005

Proposal : Demolish existing detached garage and erect new pitch roof garage
Location : Pear Tree House Coppull Moor Lane Coppull Lancashire PR7 5JA
Applicant: Mr A Cheetham Pear Tree House Coppull Moor Lane Coppull Lancashire PR7 5JA

Plan Ref 05/00851/FUL **Date Received** 19.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 07.10.2005
And Whittle-le-Woods

Proposal : Two storey rear extension
Location : 39 Swansey Lane Whittle Le Woods Lancashire PR6 7NT
Applicant: Mr C Fisher 39 Swansey Lane Whittle Le Woods Lancashire PR6 7NT

Plan Ref 05/00852/FUL **Date Received** 22.08.2005 **Decision** Permit
Ward: Clayton-le-Woods **Date Decided** 11.10.2005
And Whittle-le-Woods

Proposal : Erection of conservatory to rear
Location : 30 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF
Applicant: Mr Cook 30 Cross Keys Drive Whittle Le Woods Lancashire PR6 7TF

Plan Ref 05/00855/FUL **Date Received** 22.08.2005 **Decision** Permit
Ward: Chisnall **Date Decided** 06.10.2005

Proposal : Two storey side extension
Location : 31 Tansley Avenue Coppull Lancashire PR7 5DJ
Applicant: Mrs Winstanley 31 Tansley Avenue Coppull Lancashire PR7 5DJ

Plan Ref 05/00859/FUL **Date Received** 23.08.2005 **Decision** Permit
Ward: Chorley South **Date Decided** 06.10.2005
West

Proposal : Rear conservatory,
Location : 9 Oakwood View Chorley Lancashire PR7 3SA
Applicant: Mr And Mrs Heyes 9 Oakwood View Chorley Lancashire PR7 3SA

Plan Ref 05/00860/FUL **Date Received** 25.08.2005 **Decision** Permit
Ward: Astley And **Date Decided** 10.10.2005
Buckshaw

Proposal : Two storey side extension
Location : 85 The Farthings Astley Village Lancashire PR7 1SH
Applicant: Mr & Mrs Proctor 85 The Farthings Astley Village Lancashire PR7 1SH

Plan Ref 05/00867/FUL **Date Received** 30.08.2005 **Decision** Permit
Ward: Lostock **Date Decided** 10.10.2005

Proposal : Single storey extension to the side and rear
Location : 182 Southport Road Ulmes Walton Lancashire PR26 8LN
Applicant: Mr And Mrs Evans 8 Wood Lane, Wrightington, Wigan, WN6 9SQ

Plan Ref 05/00869/FUL **Date Received** 26.08.2005 **Decision** Permit
Ward: Eccleston And **Date Decided** 10.10.2005
Mawdesley

Proposal : First floor side extension over existing conservatory
Location : 5 Langton Close Eccleston Chorley Lancashire PR7 5UU
Applicant: Mrs Clarke 5 Langton Close Eccleston Chorley Lancashire PR7 5UU

Plan Ref 05/00924/AGR **Date Received** 16.09.2005 **Decision** Prior App not
required - Agr
Ward: Euxton South **Date Decided** 12.10.2005

Proposal : Erection of agricultural building to be used as machinery store,
Location : Toy Farm Washington Lane Euxton Lancashire PR7 6DE
Applicant: Mr & Mrs Cooper Toy Farm Washington Lane Euxton Lancashire PR7 6DE

Plan Ref 05/00925/AGR **Date Received** 14.09.2005 **Decision** Prior App not required - Agr
Ward: Lostock **Date Decided** 11.10.2005

Proposal : Prior notification for the erection of a lean to and formation of a concrete access road,

Location : Ashcrofts Farm Eyes Lane Bretherton Leyland Lancashire

Applicant: Acland Bracewell & Co The Barrons Church Road Tarleton Preston PR4 6UP

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Report of	Meeting	Date
Director of Legal Services	Development Control Committee	25 October 2005

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS – NO. 7 (EUXTON) 2004, NO. 10 (HESKIN) 2004, NO. 1 (COPPULL) 2005, NO. 2 (ADLINGTON) 2005 AND NO. 3 (CHORLEY) 2005

PURPOSE OF REPORT

1. To consider formal confirmation of five Tree Preservation Orders as detailed below.

CORPORATE PRIORITIES

2. The report does not affect any corporate priorities.

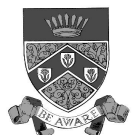
RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. The following Orders were made and served on all those with an interest (owner/occupiers etc) in the land on which the trees are situated on the dates stated for the following purposes:
 - (i) The Chorley Borough Council Tree Preservation Order No. 7 (Euxton) 2004, made on 16 December 2004, to protect twelve trees on land at Aviation House adjoining the north side of Euxton Lane, Euxton;
 - (ii) The Chorley Borough Council Tree Preservation Order No. 10 (Heskin) 2004, made on 19 October 2004, to protect one tree on land between Nos. 193 and 195 Wood Lane, Heskin;
 - (iii) The Chorley Borough Council Tree Preservation Order No. 1 (Coppull) 2005, made on 15 March 2005, to protect a tree on land to the north west of Mavis Drive; Coppull;
 - (iv) The Chorley Borough Council Tree Preservation Order No. 2 (Adlington) 2005, made on 18 March 2005, to protect a tree on land adjoining the south side of Grove Avenue, Adlington;
 - (v) The Chorley Borough Council Tree Preservation Order No. 3 (Chorley) 2005, made on 1 July 2005, to protect four trees and five groups of trees on

Continued...



land situated between Little Carr Lane and the access road to the Marconi Factory.

5. No objections or representations of any kind have been received in response to the making of the above Orders. It is therefore now open to the Council to confirm the above Orders as unopposed Orders. The effect of formally confirming the Orders will be to give permanent legal force to the Orders, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without lawful permission.

COMMENTS OF THE DIRECTOR OF FINANCE

6. There are no comments from the Director of Finance.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

7. There are no comments from the Head of Human Resources.

RECOMMENDATIONS

10. That the following Tree Preservation Orders be formally confirmed:
 - (1) The Chorley Borough Council Tree Preservation Order No. 7 (Euxton) 2004;
 - (2) The Chorley Borough Council Tree Preservation Order No. 10 (Heskin) 2004;
 - (3) The Chorley Borough Council Tree Preservation Order No. 1 (Coppull) 2005;
 - (4) The Chorley Borough Council Tree Preservation Order No. 2 (Adlington) 2005;
 - (5) The Chorley Borough Council Tree Preservation Order No. 3 (Chorley) 2005;

REASONS FOR RECOMMENDATIONS

13. The need to confirm permanently the otherwise provisional status of the protection afforded to the trees covered by the respective Orders.

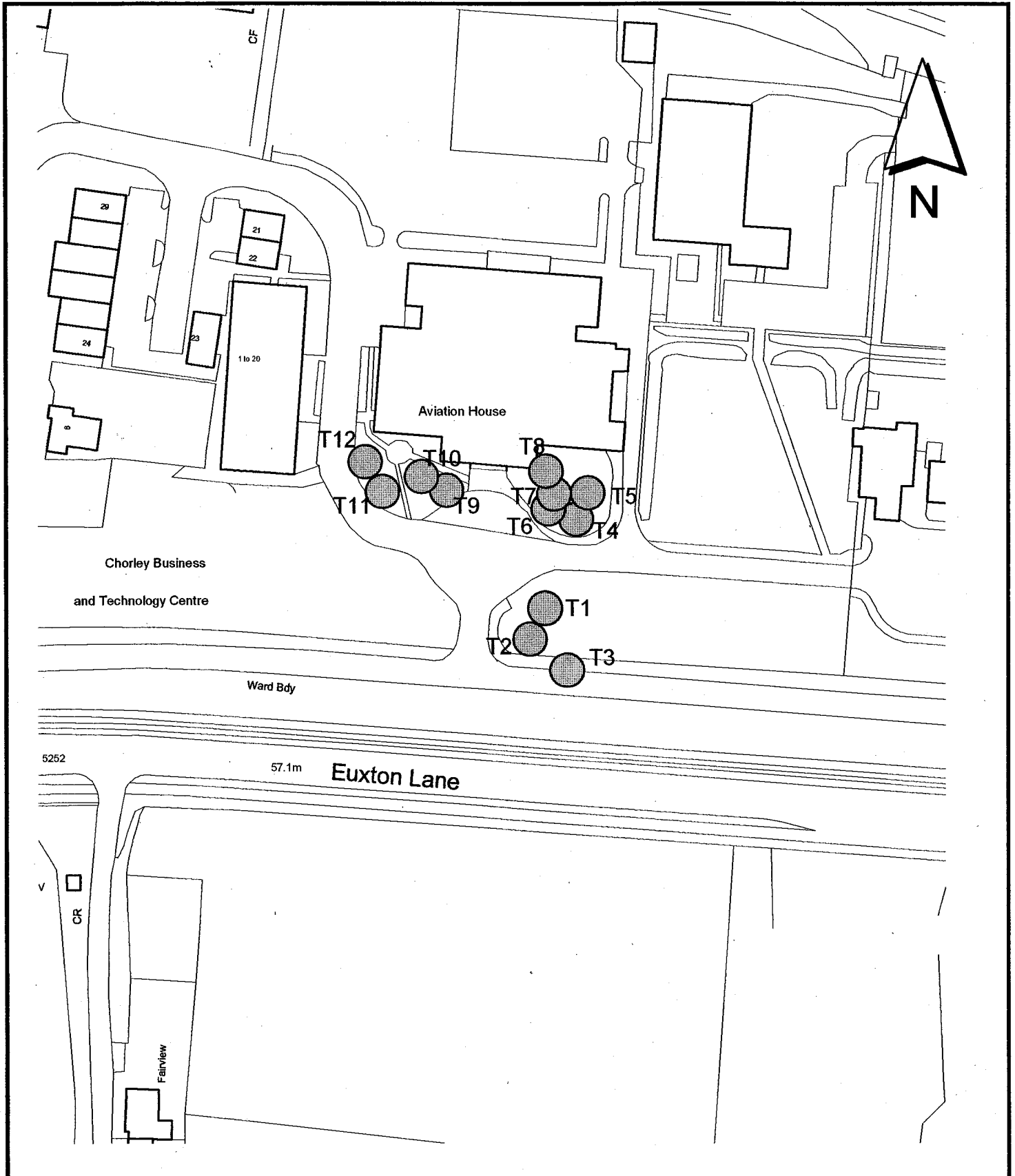
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

16. The only alternative option would be not to confirm the Orders concerned, the result of which would be to withdraw any form of legal protection on the trees covered by the Orders.

ROSEMARY A LYON
DIRECTOR OF LEGAL SERVICES

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
G Fong	235804	22 September 2005	



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**TREE PRESERVATION ORDER
 NUMBER 7 (EUXTON) 2004**

**Scale:
 1:1250**

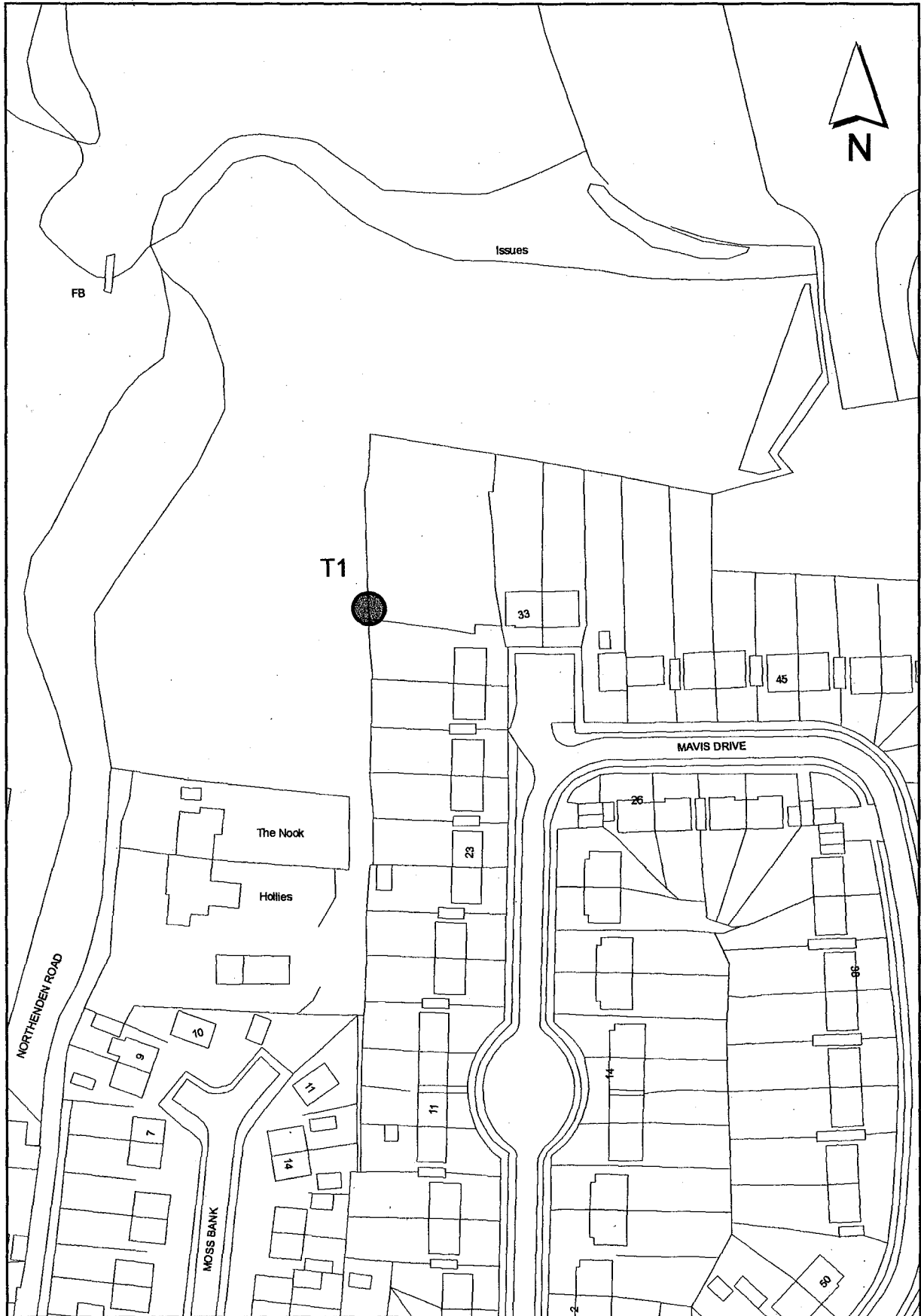


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TREE PRESERVATION ORDER
NUMBER 10 (HESKIN) 2004

Scale:
1:1250

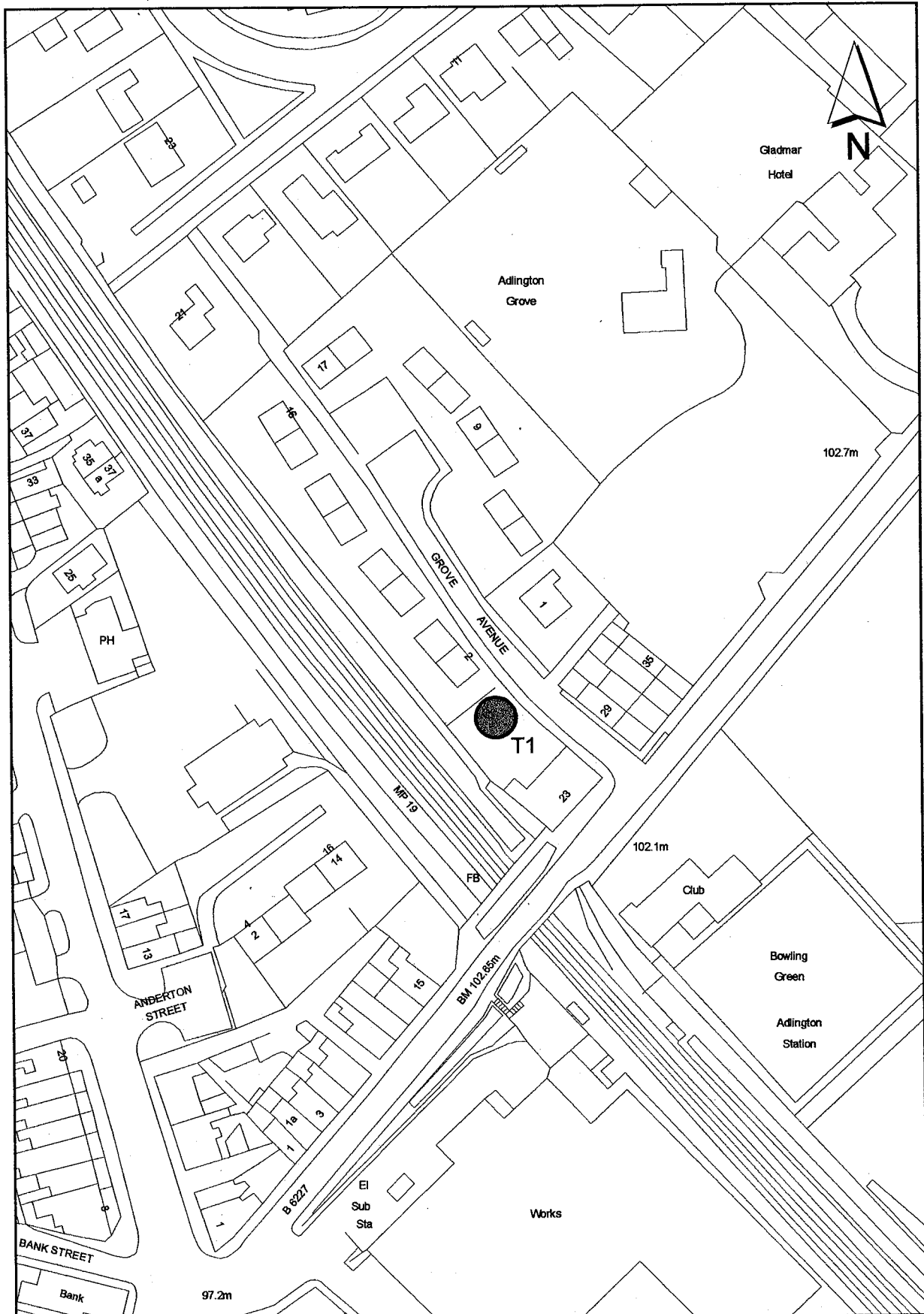


TREE PRESERVATION ORDER

TPO 1 (Coppull) 2005

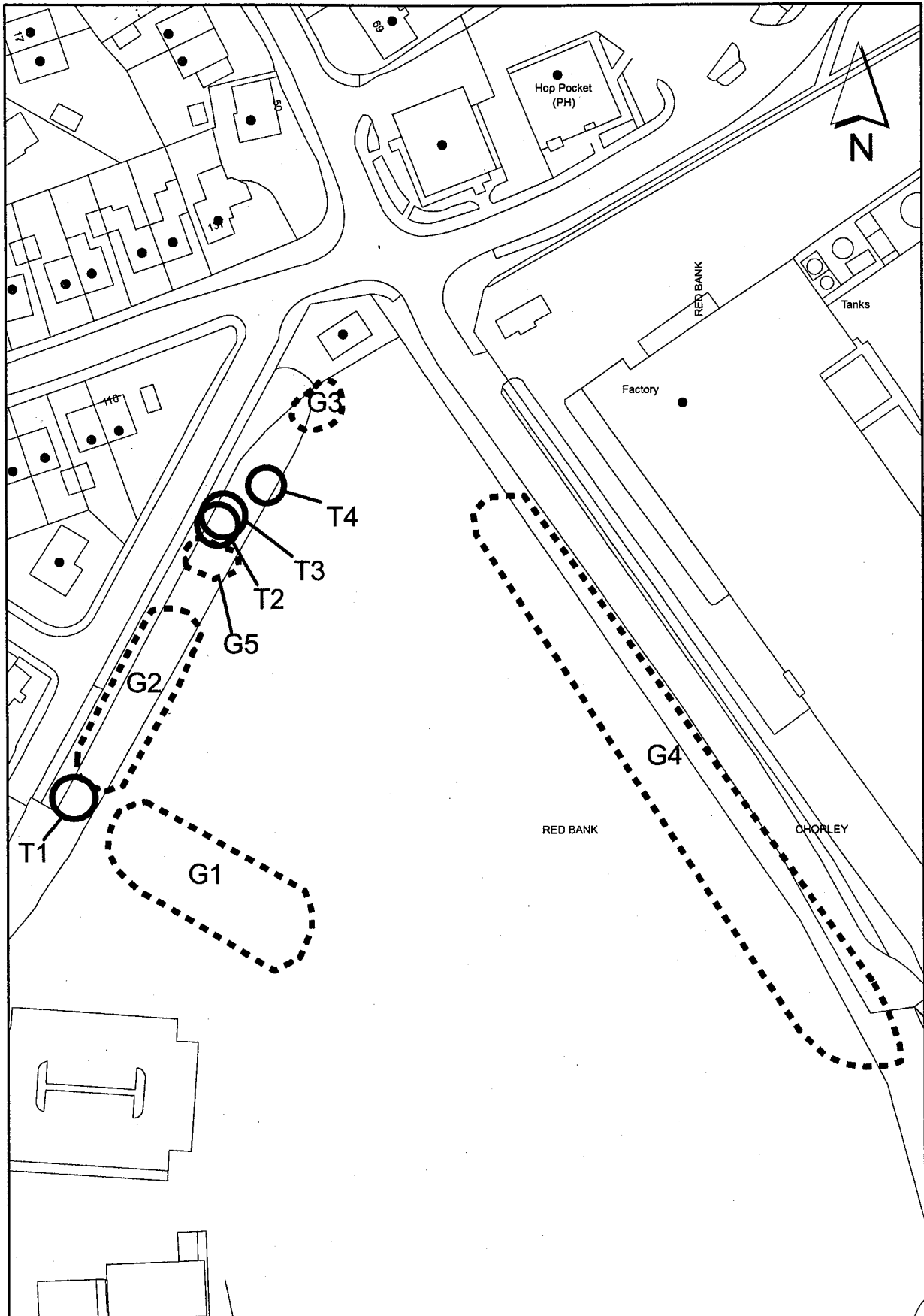
SCALE

1:1,250



TREE PRESERVATION ORDER
TPO 2 (Adlington) 2005

SCALE
1:1,250



TREE PRESERVATION ORDER
TPO 3 (CHORLEY) 2005

SCALE
1:1,250

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