

Development Control Committee

Tuesday, 17 January 2006

Present: Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair), Councillors K Ball, T Bedford, E Bell, Brownlee, H Caunce, F Culshaw, M Davies, D Dickinson, D Edgerley, D Gee, T Gray, H Heaton, Miss I Iddon, R Lees, R Livesey, P Malpas, Miss J Molyneaux, G Morgan, G Russell, S Smith, Mrs J Snape, C Snow and A Whittaker

06.DC.01 NEW YEARS GREETINGS

The Chair welcomed everybody to the first meeting of the New Year.

06.DC.02 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Birchall and Brown.

06.DC.03 WELCOME TO OFFICER

The Head of Development and Regeneration introduced Caron Taylor, Planning Officer who was attending her first meeting of the Committee.

06.DC.04 DECLARATIONS OF ANY INTERESTS

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

Councillor Malpas – Item 5a, A1 Planning application 05/00731/FULMAJ

Councillor Snow – Item 5c, A3 Planning Application 05/01074/REMMAJ

06.DC.05 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 20 December 2005 to be confirmed as a true record and signed by the Chair.

06.DC.06 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Head of Development and Regeneration giving notification of the lodging of appeals against the refusal of planning permission of two developments that had been withdrawn.

RESOLVED – That the report be noted.

06.DC.07 PLANNING APPLICATIONS AWAITING DECISION

The Head of Development and Regeneration 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.

(a) A.1 05/00731/FULMAJ Former Brentwood Bros Ltd, Water Street, Chorley

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

Application No: 05/00731/FULMAJ
Proposal: Erection of Non-food retail warehouse development and associated works following demolition of existing industrial unit.
Location: Former Brentwood Bros Ltd, Water Street, Chorley

Decision:
It was proposed by Councillor Edgerley, seconded by Councillor Brownlee to grant planning permission subject to the amended conditions and to allow the red band design.

An amendment to the motion was then proposed by Councillor Heaton, seconded by Councillor D Dickinson not to allow the red band design but to accept the amended conditions. Upon being put to the vote the amendment was lost (4:20).

Consequently the original motion was then put to the vote and it was **RESOLVED (19:0) to grant planning permission subject to the following 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. 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.

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

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

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

5. Notwithstanding any detailing identified upon plan no. 5042 ELAV Rev.A, a composite scheme for the external illumination of the site, including that for the building, car park areas and the servicing area shall be submitted for the approval of the Local Planning Authority prior to the commencement of any new development on the site. Only the approved scheme shall subsequently be implemented.

Reason: In the interests of visual amenities in the locality and to accord with the provisions of policy EP21A of the Adopted Chorley Borough Local Plan Review.

6. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:1991 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 Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. 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.

8. The development hereby approved shall only be for the main retailing activity of the sale bulky goods, normally defined as DIY and garden products, furniture, carpets and floor coverings, electrical goods, and motor accessories and products, unless agreed otherwise in writing by the Local Planning Authority.

Reason: General retailing activity would be considered inappropriate in this location outside Chorley town centre and if allowed would have an adverse impact upon the vitality and viability of that town centre. It would also be contrary to policy SP1 of the Adopted Chorley Borough Local Plan Review.

9. The retail floor area of either of the two stores hereby approved shall not be developed at less than 464 sq.m. gross.

Reason: The floor size ceiling of 464 sq.m. restricts the development of smaller units which would be more appropriately located within a town centre. The development of floor areas of 464 sq.m. and above accepts the necessity to develop larger stores for the sale of bulky goods and that is the reason for accepting the size of development in this location. Also to accord with the provisions of policy SP1 of the Adopted Chorley Borough Local Plan Review.

10. Once developed there shall be no subsequent sub-division of the two retail stores hereby approved into smaller retail units.

Reason: There have been identified special circumstances that there is a need to develop this site for the sale of bulky goods and that there is a need for the size of store identified upon the approved plans. Smaller retail stores could be catered for within Chorley Town Centre and there is no necessity for them within this development. The approved units should be retained for the sale of bulky goods. Also to accord with policy SP1 of the Adopted Chorley Borough Local Plan Review.

11. There shall be no creation of a mezzanine level in either store without the prior written approval of the Local Planning Authority.

Reason: Any increase in the approved retail floor space would require to be assessed against the need for additional floor space in this location as well as car parking provision and highway safety standards. Also to accord with the provisions of policy SP1 of the Adopted Chorley Borough Local Plan Review.

12. That the existing palisade fencing to the rear east boundary of the application site shall be painted black concurrently with the development works on site, unless otherwise agreed in writing with Local Planning Authority.

Reason: In the interests of visual amenity in the locality and to accord with the provisions of policy GN5 of the Adopted Chorley Borough Local Plan Review.

13. The approved development shall be undertaken in accordance with the following approved plans unless agreed otherwise in writing with the Local Planning Authority:

Plan Ref.	Received On:	Title:
5042- PLX04A	19/12/05	Landscaping & Site Plan
5042- PO1A	19/12/05	Ground floor plan
5042-PO2A	19/12/05	Roof Plan
5042-ELAV01H	17/01/06	Elevations
5042-SO1A	19/12/05	Typical Wall Sections
5042-SO2A	19/12/05	Proposed Sections
	15/12/05	Site Location Plan

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

14. A scheme for the remediation of the existing perimeter wall to the Harpers Lane frontage shall be submitted for the approval of the Local Planning Authority and thereafter implemented as part of the building works on site. The scheme shall include the re-building of the wall and its capping, as necessary, together with a programme for cleaning the wall.

Reason: In the interests of visual amenity in the locality and to accord with the provisions of policy GN5 of the Adopted Chorley Borough Local Plan Review.

(b) **A.2 05/01061/REMMAJ Royal Ordnance Site including Land between Dawson Lane and Euxton Lane, Euxton**

Application No: 05/01061/REMMAJ
Proposal: Reserved Matters Application for the erection of 26 No. 2 bed apartments (Plots 139 – 164), with associated bin/cycle stores, parking areas and landscaping.

Location: Royal Ordnance Site including Land between Dawson Lane and Euxton Lane, Euxton.

Decision:
It was proposed by Councillor D Gee, seconded by Councillor Molneaux, and subsequently **RESOLVED to grant planning permission 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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted 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.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected 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 Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

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

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

5. 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 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 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. Before the use of the premises 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.

9. 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.

10. The garages hereby permitted shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR8 of the Adopted Chorley Borough Local Plan Review.

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

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

12. The development hereby approved shall be carried out in strict conformity with the following approved plans:

Plan Ref.	Received On:	Title:
03/213/L01	22 December 2005	Location Plan
03/213/P01	22 December 2005	Phase 2 Layout
03/213/CS02	22 December 2005	Plans and elevations for 9 cycle storage unit and twin garage
03/213/CS01	22 December 2005	Plans and elevations for 18 cycle storage unit
05/113/P01	31 October 2005	Plots 139 –146 plans and elevations
05/113/P02	31 October 2005	Plots 147-164 floor plan
05/113/P03	31 October 2005	Plots 147-164 elevations

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

(c) A.3 05/01074/REMMAJ Group 10 Central Avenue, Buckshaw Village, Euxton

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

Application No: 05/01074/REMMAJ
Proposal: Reserved Matters Application for the erection of 141 one and two bedroom extra care apartments up to three stories high with a common area and erection of 60 studio and one bedroom dementia care apartments.

Location: Group 10, Central Avenue, Bushaw Village, Euxton.

Decision:

It was proposal by Councillor Heaton, seconded, and subsequently **RESOLVED** to approve the reserved matters application subject to the following conditions:

1. 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 Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

2. The development hereby permitted shall be carried out in accordance with the amended plans, received on 22 December 2005;.

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

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

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

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

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

5. 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 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 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.

(d) **A.4 05/01103/FULMAJ Healey View Care Home, Botany Brow, Chorley**

Application No: 05/01103/FULMAJ
Proposal: Erection of 65 Bedroom Residential Care Home.
Location: Healey View Care Home, Botany Brow, Chorley
Decision:

It was proposed, seconded, and subsequently **RESOLVED** to grant planning permission subject to the following conditions:

1. The approved plans are:

Plan Ref.	Received On:	Title:
44-P-8-24-A	13-12-05	Site Layout Plan with structural landscaping
44-P-8-01-A	13-12-05	Site Layout Plan
44-P-8-16	13-12-05	External lighting
	08-12-05	Site location plan
44-P-6-01-A	-----	Proposed Elevations
44-P-0-01	8-12-05	Ground Floor Plan
44-P-1-01	8-12-05	First Floor Plan
44-P-2-01	8-12-05	Second Floor Plan
44-P-3-01	8-12-05	Third Floor Plan

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

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 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. 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 Nos. EP9 and HT9 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 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.

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

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

(e) **B.1 05/00510/FUL Land South of Garstang Farm, Ulnes Walton Lane, Ulnes Walton**

Application No: 05/00510/FUL
Proposal: Extension to existing stable block
Location: Land South of Garstang Farm, Ulnes Walton Lane, Ulnes Walton

Decision:
It was proposed by Councillor Whittaker, seconded by Councillor S Smith, and subsequently **RESOLVED to grant planning permission subject to the following conditions:**

1. The approved plans are:

Plan Ref.	Received On:	Title:
SAA/953.02	29/11/05	Site Layout Plan
S02/1199/3	29/11/05	Layout / elevations –
Stable Extension		

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

2. No development shall take place until an additional and composite 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 comprised in the approved details of landscaping shall be carried out concurrently with the construction of the extended stable building hereby approved. 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. That the business use of the extended stables shall only be in association with the breeding of horses and not at all for any livery use.

Reason: Any secondary use could have implications for additional and more regular traffic to and from the site which the Local Planning Authority would have to consider. Also to accord with policy EP8 of the Adopted Chorley Borough Local Plan Review .

5. A scheme for the containment, storage and disposal of manure, including the frequency of the removal of the manure, shall be submitted to the Local Planning Authority for approval within one month of the date of this permission and implemented two months after its approval by the Local Planning Authority.

Reason: This scheme was originally intended under the scope of planning permission 03/640 and has not been implemented ; to prevent pollution of any water course and reduce the impact upon neighbouring residential properties; to accord with policies EP8 & EP17 of the Adopted Chorley Borough Local Plan Review.

6. All external materials shall match those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 & EP8 of the Adopted Chorley Borough Local Plan Review.

7. That the construction of the access details, including ancillary landscaping, as indicated on plan no. P930.09 Rev. A shall be implemented within 2 months of the date of this planning permission. In addition, the remainder of the frontage hedgerow within the applicant's ownership shall be pruned back to and maintained at one metre in height in perpetuity with the initial pruning exercise undertaken in conjunction with the residue of the access works.

Reason: The access works previously required under the scope of permission no. 03/0640 have not yet been implemented and remain necessary as the development permitted under 03/640 has commenced and is on going; the works are necessary in the interests of highway safety and visual amenity and to accord with policies EP8 and GN5 of the Adopted Chorley Borough Local Plan Review.

8. That condition no. 4 to planning permission 03/0640 is re-iterated in that the requisite works have not been discharged to the satisfaction of the Local Planning Authority; the works shall be undertaken in a material to be agreed with the Local Planning Authority within 2 months of the this decision notice.

Reason: The works are necessary to ensure the creation of an acceptable hard surfaced access to the site in the interests of visual amenity and highway safety, and to accord with the provisions of GN5 & EP8 of the Adopted Chorley Borough Local Plan Review.

9. That condition no.11 attached to planning permission 03/640 remains in force

and is applicable to the continued use of the sand paddock in conjunction with the extended stables afforded by this planning permission.

Reason: In the interests of visual amenity in the locality and to accord with policy GN5 of the Adopted Chorley Borough Local Plan Review.

(f) B.2 05/01008/FUL 2 Swansey Lane, Whittle-Le-Woods

Application No: 05/01008/FUL

Proposal: Construction of workshop to be used for the repair of motor vehicles

Location: 2, Swansey Lane, Whittle-Le-Woods, Lancashire

Decision:

It was proposed by Councillor Whittaker, seconded, and subsequently **RESOLVED** to grant planning permission subject to the following conditions:

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

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

2. The use hereby permitted shall be restricted to the hours between 08:00 and 18:00 on weekdays, between 08:00 and 13:00 on Saturdays and there shall be no operation on Sundays or Bank Holidays.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM7 and EP7 of the Adopted Chorley Borough Local Plan Review.

3. No materials or equipment shall be stored on the site other than inside the building and no industrial activities, including the repair of motor vehicles, shall take place on the site other than inside the building.

Reason: In the interests of the amenity of the area and in accordance with Policy No. EM7 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 and EM7 of the Adopted Chorley Borough Local Plan Review.

5. 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 EM7 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 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.

7. 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 Nos. GN5 and EM7 of the Adopted Chorley Borough Local Plan Review.

8. No development shall commence unless and until the use of the site and utility room at No. 2 Swansey Lane for the storage of a trailer parking area and preparation room for potatoes and fish ceases in its entirety and the land and building shall thereafter not be used for such purposes unless express planning permission is first obtained..

Reason: To allow the continuation of the existing business operation at the premises would give rise to undue detriment to the amenities of neighbouring residential properties and represent over intensification of the use of the site and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.

9. 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.

10. No vehicles shall be advertised for sale from the premises and the use shall extend solely to the repair and maintenance of private motor vehicles.

Reason: In the interest of the amenity of the area and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.

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

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

12. Before development commences full details of soundproofing to the proposed building shall be submitted to and approved by the Local Planning Authority. Such details as agreed shall be implemented in full before the use of the building hereby approved is commenced and retained thereafter.

Reason: In the interests of residential amenity and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

06.DC.08 PLANNING APPLICATIONS DETERMINED BY 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

The Committee received for information, reports by the Head of Development and Regeneration 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: 05/01104/COU
Proposal: Change of use of council land to garden and erection of wall/fence around the site.
Location: 39, Chapel Street, Coppull
Decision: Planning Permission Refused

Application No: 05/01144/FUL
Proposal: Extension of existing 15metre telecommunications tower to accommodate 12 no antennas and 1 no 0.6 metre transmission dish (overall height 22.3 metre) with associated radio equipment housing and ancillary development.
Location: Mast at Oaktree Lodge, Runshaw Lane, Euxton
Decision: Planning Permission Granted

Application No: 05/01170/FUL
Proposal: Construction of effluent treatment plant, including sedimentation pit, water balance tank, biological filters, reed beds and recycling lagoons, to treat the waste arising from the extrusion of agricultural produce for the purposes of animal and pet food production and the recycling of water back into the process (Site Area 0.65ha).
Location: Plocks Farm, Liverpool Road, Bretherton
Decision: Planning Permission Granted.

RESOLVED – That the reports be noted.

(b) A list of planning applications determined by the Chief Officer under delegated powers between 8 December 2005 - 4 January 2006

The Head of Development and Regeneration presented, for Members' information, a schedule listing the remainder of the planning applications which had been determined by the Chief Officer under her delegated powers between 8 December 2005 – 4 January 2006.

RESOLVED – That the schedule be noted.

06.DC.09 SITE INSPECTION SUB-COMMITTEE

The Committee received the minutes of the meeting of the Site Inspection Sub-Committee held on 10 January 2006.

The Sub-Committee had visited, at the request of the Development Control Committee, the site of the following application.

Planning Application 05/01058/FUL had sought permission to erect a single storey rear extension to incorporate an extension to the kitchen at the Thyme and Plaice, Wigan Lane, Coppull. The Sub-Committee, after taking all the factors into account, recommended the Development Control Committee to grant conditional planning permission for the proposal.

It was proposed by Councillor Culshaw, seconded by Councillor D Dickinson, and subsequently **RESOLVED** that **planning permission be granted subject to the following conditions:**

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

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

2. All external facing materials shall match in colour, form and texture on the existing building.

Reason: In the interests of visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos GN5 of the Adopted Chorley Borough Local Plan Review.

Chair