
Chief Executive's Office

Please ask for: Mrs D Scambler
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Date: 6 January 2006

Chorley
Borough Council

Chief Executive:
Donna Hall

Dear Councillor

A meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 17th January, 2006 at 6.30 pm.

May I please remind all Members of the Council that the meeting will be preceded by a training session to be held in the Committee Room by the Head of Development and Regeneration and the Planning Enforcement Officer on Enforcement. The training is due to commence at 5.00pm and buffet refreshment will be available from 4.30pm. All Councillors are of course welcome to attend this training.

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 - 30)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 20 December 2005 (enclosed).

4. **Planning Appeals and Decisions - Notification (Pages 31 - 32)**

Report of Head of Development and Regeneration (enclosed).

5. **Planning Applications awaiting decision**

- (a) **A.1 05/00731/FULMAJ - Former Brentwood Bros Ltd, Water Street, Chorley (Pages 33 - 44)**

Continued....

- (b) A.2 05/01061/REMMAJ - Royal Ordnance Site including Land between Dawson Lane and Euxton Lane, Euxton (Pages 45 - 58)
- (c) A.3 05/01074/REMMAJ - Group 10 Central Avenue, Buckshaw Village, Euxton (Pages 59 - 70)
- (d) A.4 05/01103/FULMAJ - Healey View Care Home, Botany Brow, Chorley (Pages 71 - 80)
- (e) B.1 05/00510/FUL - Land South of Garstang Farm, Ulnes Walton Lane, Ulnes Walton (Pages 81 - 88)
- (f) B.2 05/01008/FUL - 2 Swansea Lane, Whittle-Le-Woods (Pages 89 - 98)

6. **Planning Applications determined by delegated powers**

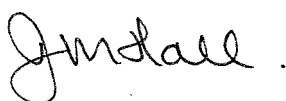
- (a) A report of the Head of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chairman of the Committee (Pages 99 - 118)
- (b) A list of planning applications determined by the Chief Officer under delegated powers between 8 December 2005 - 4 January 2006 (Pages 119 - 134)

7. **Site Inspection Sub-Committee**

To receive and consider the minutes of the meeting of the Site Inspection Sub-Committee held on 10 January 2006 (to follow).

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, Counce, 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)
2. Agenda and Reports to Deputy Director of Legal Services, Head of Development Regeneration and Development Control Manager for attendance.

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

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

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Development Control Committee**Tuesday, 20 December 2005**

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

Also in attendance: Councillors M Lowe

06.DC.58 SEASONS GREETINGS

The Chair wished the Committee Members, Officers and Members of the Public, Seasons Greetings and best wishes for 2006.

06.DC.59 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Bedford, Birchall, Livesey, Mrs J Snape and Whittaker.

06.DC.60 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 Member declared an interest in relation to the Planning Applications listed below, which were included on the meetings agenda for determination.

Councillor Parr – Item 5, B1 Planning Application 05/00670/REM

06.DC.61 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 29 November 2005 to be confirmed as a true record and signed by the Chair subject to the correction of Minute 05.DC.52 in relation to Application 05/01042/FUL by the substitution of 'Councillor Whittaker' for 'Councillor Walker'.

06.DC.62 APPEALS REPORT

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 for three developments and one application that had been approved by the Lancashire County Council.

RESOLVED – That the report be noted.

06.DC.63 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.

Application No : 05/00969/OUTMAJ
Proposal : Modification of condition no.1 of Planning Permission 03/1017/FUL to extend the period for the submission of reserved matters until 3/11/2007,
Location : Gillibrand Hall Grounds Grosvenor Road Chorley Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to grant outline planning permission, subject to the prior completion of a Section 106 Legal Agreement and the following conditions:

1. Application for approval of the reserved matters must be made to the Council as Local Planning Authority before the 3 November 2007 and the development hereby permitted must be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely means of access, siting, design, external appearance of buildings 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.

3. The reserved matters for the means of access shall accord with the following. Means of vehicular access to the development, including all construction traffic but excepting emergency access, shall only be taken from the site referred to as HS1.6 in the Chorley Borough Local Plan Review and the Gillibrand Link Road as identified in Policy TR3.1 of the Chorley Borough Local Plan Review, in accordance with Policy HS2 of the Chorley Borough Local Plan Review. Details of the emergency access to the site shall include the measures to be implemented to ensure that this access is only available for use in an emergency. The approved measures shall be implemented in full prior to the occupation of any dwelling.

Reason: In the interests of highway safety on Rookery Close, Grosvenor Road and Thirlmere Road.

4. Prior to the submission for approval of the details of any reserved matters, there shall have been submitted to and approved in writing by the Local Planning Authority a Development Brief for the site. The Development Brief shall indicate the characteristics of the site and surrounding area which would influence the form, design and layout of the development and include an illustrative plan indicating how the site may be developed in accordance with the influencing factors identified. The reserved matters submitted thereafter shall have full regard to the influencing factors identified.

Reason: To ensure that an acceptable form of development for the site is achieved having regard to the characteristics of the site and its surroundings.

5. No development shall take place until:

- a) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;
- b) all monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority; and

- c) the Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above), and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority. Upon completion of the works of remediation and treatment, a Validation Report shall be submitted to the Local Planning Authority.

Reason: In the interests of safety and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until a scheme for the provision of public open space and play areas has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first commenced, full details of the phasing of provision and equipping of public open space and play areas shall have been submitted to and approved in writing by the Local Planning Authority. The provision and equipping of such areas to be thereafter carried out in strict accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

8. The first application for approval of reserved matters shall be accompanied by a tree survey detailing the position, species, stature, health, branch spread and amenity value of all trees and hedgerows within the site and the proposals for their retention/treatment.

Reason: In the interests of the visual amenities of the area.

9. 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.

10. 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.

11. 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.

12. 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.

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

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

14. 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.

15. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans.

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

16. 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 GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.

18. The reserved matters submission shall include provision that no less than 20% of the housing units to be built on the site shall be Affordable Housing, and shall include details of the time at which such Affordable Housing is to be provided (with reference to the development of the other parts of the site), the type of Affordable Housing to be provided and the means of ensuring that the benefits of the Affordable Housing shall be enjoyed by successive as well as initial occupiers of such Affordable Housing. The Affordable Housing shall be provided and subsequently retained as Affordable Housing in accordance with the details as approved in writing by the Local Planning Authority.

Reason: To ensure the provision of affordable housing to assist in meeting local housing needs.

19. No development shall take place until a woodland management Plan (comprising a scheme of works for the long term maintenance and management of the woodland areas) has been submitted to and approved in writing by the Local Planning Authority. The woodland areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and nature conservation.

Application No : 05/00970/OUTMAJ

Proposal : Modification of condition no.1 of Planning Permission 03/1017/FUL to extend the period for the submission of reserved matters until 3/11/2007 (Duplicate),

Location : Gillibrand Hall Grounds Grosvenor Road Chorley
Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to grant Outline Planning Permission subject to the prior completion of a Section 106 Legal Agreement and the following conditions:

1. Application for approval of the reserved matters must be made to the Council as Local Planning Authority before the 3 November 2007 and the development hereby permitted must be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely means of access, siting, design, external appearance of buildings 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.

3. The reserved matters for the means of access shall accord with the following. Means of vehicular access to the development, including all construction traffic but excepting emergency access, shall only be taken from the site referred to as HS1.6 in the Chorley Borough Local Plan Review and the Gillibrand Link Road as identified in Policy TR3.1 of the Chorley Borough Local Plan Review, in accordance with Policy HS2 of the Chorley Borough Local Plan Review. Details of the emergency access to the site shall include the measures to be implemented to ensure that this access is only available for use in an emergency. The approved measures shall be implemented in full prior to the occupation of any dwelling.

Reason: In the interests of highway safety on Rookery Close, Grosvenor Road and Thirlmere Road.

4. Prior to the submission for approval of the details of any reserved matters, there shall have been submitted to and approved in writing by the Local Planning Authority a Development Brief for the site. The Development Brief

shall indicate the characteristics of the site and surrounding area which would influence the form, design and layout of the development and include an illustrative plan indicating how the site may be developed in accordance with the influencing factors identified. The reserved matters submitted thereafter shall have full regard to the influencing factors identified.

Reason: To ensure that an acceptable form of development for the site is achieved having regard to the characteristics of the site and its surroundings.

5. No development shall take place until:

- d) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;
- e) all monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority; and
- f) the Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above), and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority. Upon completion of the works of remediation and treatment, a Validation Report shall be submitted to the Local Planning Authority.

Reason: In the interests of safety and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until a scheme for the provision of public open space and play areas has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first commenced, full details of the phasing of provision and equipping of public open space and play areas shall have been submitted to and approved in writing by the Local Planning Authority. The provision and equipping of such areas to be thereafter carried out in strict accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

8. The first application for approval of reserved matters shall be accompanied by a tree survey detailing the position, species, stature, health, branch spread and amenity value of all trees and hedgerows within the site and the proposals for their retention/treatment.

Reason: In the interests of the visual amenities of the area.

9. 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.

10. 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.

11. 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.

12. 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.

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

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

14. 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.

15. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans.

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

16. 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 GN5 of the Adopted Chorley Borough Local Plan Review.

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

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.

18. The reserved matters submission shall include provision that no less than 20% of the housing units to be built on the site shall be Affordable Housing, and shall include details of the time at which such Affordable Housing is to be provided (with reference to the development of the other parts of the site), the type of Affordable Housing to be provided and the means of ensuring that the benefits of the Affordable Housing shall be enjoyed by successive as well as initial occupiers of such Affordable Housing. The Affordable Housing shall be provided and subsequently retained as Affordable Housing in accordance with the details as approved in writing by the Local Planning Authority.

Reason: To ensure the provision of affordable housing to assist in meeting local housing needs.

19. No development shall take place until a woodland management Plan (comprising a scheme of works for the long term maintenance and management of the woodland areas) has been submitted to and approved in writing by the Local Planning Authority. The woodland areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and nature conservation.

Application No : 05/00971/OUTMAJ

Proposal : Modification of condition no.1 of Planning Permission 03/00726/FULMAJ to extend the period for the submission of reserved matters until 3/11/2007,

Location : Land South Of Copper Works Wood West Of Gillibrand
North And West Of Southlands Clover Road Chorley
Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to grant Outline Planning Permission subject to the following conditions:

1. Application for approval of the reserved matters must be made to the Council as Local Planning Authority before the 3 November 2007 and the development hereby permitted must be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Prior to the submission of approval of any reserved matters there shall have been submitted to and approved in writing by the Local Authority a Master Plan for the whole of the application site. The Master Plan shall incorporate the main principles for development of the site as outlined in the Site Development Brief

and the illustrative Layout Plan which accompanied the outline planning application. In particular, the Master Plan shall indicate the extent of each housing development parcel and the means of vehicular access thereto; the main internal road network; the areas to be reserved for a shop, primary school and community centre and the means of vehicular access thereto; the areas of playing fields, casual play space and ornamental open space; the general location of equipped play areas; and the main cycleway and footpath links between housing parcels, open space areas, community facilities, shop and land outside of the application site.

Reason: To ensure a comprehensive development of the site.

3. Before the erection of any building is first commenced, full details of all reserved matters (namely the siting, design, external appearance, the means of access to it and the landscaping of its site) relating to that building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only.

4. All applications for approval of reserved matters for the siting of buildings shall be accompanied by details of existing and proposed ground levels and proposed building slab levels (all relative to adjoining ground levels). The erection of any such buildings shall not commence until the levels have been approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: In the interests of the appearance of the locality and the amenities of local residents.

5. Prior to the submission of any reserved matters there shall have been submitted to and approved in writing by the Local Planning Authority a scheme those areas of landfill to be retained and those areas of landfill to be removed. Any removal of landfill material shall be completed prior to the commencement of any development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

6. Prior to the commencement of any development and in accordance with a scheme to be prior approved in writing by the Local Planning Authority, there shall have been constructed passive gas venting measures within and around the perimeter of areas of retained landfill and/or a gas migration barrier, except as may otherwise be agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

7. All applications for approval of reserved matters for the siting of buildings shall be accompanied by details of the measures to be incorporated into the buildings to prevent the ingress of landfill gas. The erection of any such building shall not commence until the landfill gas ingression prevention measures have been approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: to protect occupiers from the ingress of landfill gas.

8. No dwellings shall be constructed or garden areas formed within 10 metres of any area of retained landfill.

Reason: In the interests of the safe occupancy of the development.

9. All underground services to be installed within 50 metres of the Lawnwood and Kingsley Wood landfill sites shall be sealed to prevent the migration of landfill gas.

Reason: In the interests of the safe occupancy of the development.

10. No application for approval of any reserved matter shall be made in relation to land within 50 metres of any area of retained landfill until:

- g) A scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;
- h) All monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority;
- i) The Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above, and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

11. No part of the site, other than that edged in green on the plan accompanying this notice, may have vehicular access served from Clover Road.

Reason: In the interests of highway safety.

12. Prior to the construction of the complete length of the Gillibrand Link Road, in accordance with planning permission 9/96/00034/CB3 dated 4th April 1996, no more than 400 dwellings may be occupied of which number no more than 200 dwellings may be occupied which are accessed off the southern roundabout access point to the application site.

Reason: In the interests of highway safety.

13. No more than 100 dwellings accessed by only one access point (other than the Gillibrand Link Road or a transitional road linked thereto) may be occupied without the provision of an approved means of emergency vehicular access and no more than 200 dwellings may be occupied without the provision of an approved loop distributor road.

Reason: In the interests of highway safety.

14. Within two years of the commencement of the development a surfaced joint cycleway/footpath link shall be provided between Troutbeck Road/Crook Street and Ennerdale Road and the application site in accordance with details to be agreed in writing with the Local Planning Authority, before the commencement of the development.

Reason: To ensure adequate means of cycle and pedestrian access to the development.

15. Before the commencement of any development there shall have been submitted to and approved in writing by the Local Planning Authority full details of a scheme for playing field provision for Southlands School, including compensatory provision for the loss of playing fields to the Gillibrand Link Road. The approved scheme shall have been implemented in full within one year of the commencement of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate playing field provision is maintained at Southlands School.

16. Before the commencement of any development an approval of all reserved matters for the community centre building shall have been granted by the Local Planning Authority. The community centre building shall have been erected and available for use prior to the occupation of 450 dwellings.

Reason: To ensure the availability of adequate community facilities to serve the development.

17. 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. All 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 and to provide reasonable standards of privacy to residents.

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

Reason: To secure proper drainage.

19. 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 details any changes of ground level or landform.

Reason: In the interests of the amenity of the area.

20. 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.

21. 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.

22. During the construction period, all trees to be retained shall be protected by a chestnut palisade fence of minimum height 1 metre placed at a distance from the tree trunk equivalent to the crown spread of the trees, or as may otherwise 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.

23. 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.

24. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is situated within an area of known archaeological interest.

25. No development shall take place until a scheme for the provision of public open space and play areas has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided.

Reason: To ensure adequate provision for public open space and play areas within the development.

26. Before the development hereby permitted is first commenced, full details of the phasing of provision and equipping of public open space and play areas shall have been submitted to and approved in writing by the Local Planning Authority. The provision and equipping of such areas to be thereafter carried out in strict accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development.

27. Before the development hereby permitted is first commenced a scheme for the future management of all areas of public open space shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for public open space and play areas within the development

28. All applications for approval of reserved matters for the siting of buildings shall include full details of areas of public open space and play areas, including play and other equipment to be provided in accordance with Chorley Borough Plan Policy and NPFA requirements. The erection of any such buildings shall not commence until details of areas of public open space and play areas have been approved in writing by the Local Planning Authority. No dwelling, which has a curtilage bounding any area of public open space or play area shown on the approved plans, shall be occupied until that area of public open space or play area has been laid out and equipped in accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development.

29. Before any development of the shop or community centre 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.

30. 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. The details of the proposed surface water drainage arrangements shall include the measures to attenuate the discharge of surface water to any watercourse.

Reason: To secure proper drainage and to prevent flooding.

31. 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 any dwelling hereby permitted standing within 50 metres of the Lawnwood and Kingsley Wood landfill sites and no

garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) within 50 metres of the Lawnwood and Kingsley Wood landfill sites, without the prior grant of planning permission.

Reason: In the interests of safe occupancy of the development.

Application No : 05/00972/OUTMAJ
Proposal : Modification of condition no.1 of Planning Permission 03/00726/FULMAJ to extend the period for the submission of reserved matters until 3/11/2007 (Duplicate),
Location : Land South Of Copper Works Wood West Of Gillibrand North And West Of Southlands Clover Road Chorley Lancashire

Decision:

It was proposed, seconded and subsequently **RESOLVED** to grant Outline Planning Permission subject to the following conditions:

1. Application for approval of the reserved matters must be made to the Council as Local Planning Authority before the 3 November 2007 and the development hereby permitted must be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Prior to the submission of approval of any reserved matters there shall have been submitted to and approved in writing by the Local Authority a Master Plan for the whole of the application site. The Master Plan shall incorporate the main principles for development of the site as outlined in the Site Development Brief and the illustrative Layout Plan which accompanied the outline planning application. In particular, the Master Plan shall indicate the extent of each housing development parcel and the means of vehicular access thereto; the main internal road network; the areas to be reserved for a shop, primary school and community centre and the means of vehicular access thereto; the areas of playing fields, casual play space and ornamental open space; the general location of equipped play areas; and the main cycleway and footpath links between housing parcels, open space areas, community facilities, shop and land outside of the application site.

Reason: To ensure a comprehensive development of the site.

3. Before the erection of any building is first commenced, full details of all reserved matters (namely the siting, design, external appearance, the means of access to it and the landscaping of its site) relating to that building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only.

4. All applications for approval of reserved matters for the siting of buildings shall be accompanied by details of existing and proposed ground levels and proposed building slab levels (all relative to adjoining ground levels). The erection of any such buildings shall not commence until the levels have been approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: In the interests of the appearance of the locality and the amenities of local residents.

5. Prior to the submission of any reserved matters there shall have been submitted to and approved in writing by the Local Planning Authority a scheme those areas of landfill to be retained and those areas of landfill to be removed. Any removal of landfill material shall be completed prior to the commencement of any development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

6. Prior to the commencement of any development and in accordance with a scheme to be prior approved in writing by the Local Planning Authority, there shall have been constructed passive gas venting measures within and around the perimeter of areas of retained landfill and/or a gas migration barrier, except as may otherwise be agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

7. All applications for approval of reserved matters for the siting of buildings shall be accompanied by details of the measures to be incorporated into the buildings to prevent the ingress of landfill gas. The erection of any such building shall not commence until the landfill gas ingression prevention measures have been approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: to protect occupiers from the ingress of landfill gas.

8. No dwellings shall be constructed or garden areas formed within 10 metres of any area of retained landfill.

Reason: In the interests of the safe occupancy of the development.

9. All underground services to be installed within 50 metres of the Lawnwood and Kingsley Wood landfill sites shall be sealed to prevent the migration of landfill gas.

Reason: In the interests of the safe occupancy of the development.

10. No application for approval of any reserved matter shall be made in relation to land within 50 metres of any area of retained landfill until:

- j) A scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;
- k) All monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority;
- l) The Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above, and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the safe occupancy of the development.

11. No part of the site, other than that edged in green on the plan accompanying this notice, may have vehicular access served from Clover Road.

Reason: In the interests of highway safety.

12. Prior to the construction of the complete length of the Gillibrand Link Road, in accordance with planning permission 9/96/00034/CB3 dated 4th April 1996, no more than 400 dwellings may be occupied of which number no more than 200 dwellings may be occupied which are accessed off the southern roundabout access point to the application site.

Reason: In the interests of highway safety.

13. No more than 100 dwellings accessed by only one access point (other than the Gillibrand Link Road or a transitional road linked thereto) may be occupied without the provision of an approved means of emergency vehicular access and no more than 200 dwellings may be occupied without the provision of an approved loop distributor road.

Reason: In the interests of highway safety.

14. Within two years of the commencement of the development a surfaced joint

cycleway/footpath link shall be provided between Troutbeck Road/Crook Street and Ennerdale Road and the application site in accordance with details to be agreed in writing with the Local Planning Authority, before the commencement of the development.

Reason: To ensure adequate means of cycle and pedestrian access to the development.

15. Before the commencement of any development there shall have been submitted to and approved in writing by the Local Planning Authority full details of a scheme for playing field provision for Southlands School, including compensatory provision for the loss of playing fields to the Gillibrand Link Road. The approved scheme shall have been implemented in full within one year of the commencement of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate playing field provision is maintained at Southlands School.

16. Before the commencement of any development an approval of all reserved matters for the community centre building shall have been granted by the Local Planning Authority. The community centre building shall have been erected and available for use prior to the occupation of 450 dwellings.

Reason: To ensure the availability of adequate community facilities to serve the development.

17. 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. All 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 and to provide reasonable standards of privacy to residents.

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

Reason: To secure proper drainage.

19. 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 details any changes of ground level or landform.

Reason: In the interests of the amenity of the area.

20. 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.

21. 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.

22. During the construction period, all trees to be retained shall be protected by a chestnut palisade fence of minimum height 1 metre placed at a distance from the tree trunk equivalent to the crown spread of the trees, or as may otherwise 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.

23. 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.

24. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is situated within an area of known archaeological interest.

25. No development shall take place until a scheme for the provision of public open space and play areas has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided.

Reason: To ensure adequate provision for public open space and play areas within the development.

26. Before the development hereby permitted is first commenced, full details of the phasing of provision and equipping of public open space and play areas shall have been submitted to and approved in writing by the Local Planning Authority. The provision and equipping of such areas to be thereafter carried out in strict accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development.

27. Before the development hereby permitted is first commenced a scheme for the future management of all areas of public open space shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for public open space and play areas within the development

28. All applications for approval of reserved matters for the siting of buildings shall include full details of areas of public open space and play areas, including play and other equipment to be provided in accordance with Chorley Borough Plan Policy and NPFA requirements. The erection of any such buildings shall not commence until details of areas of public open space and play areas have been approved in writing by the Local Planning Authority. No dwelling, which has a curtilage bounding any area of public open space or play area shown on the approved plans, shall be occupied until that area of public open space or play area has been laid out and equipped in accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas

within the development.

29. Before any development of the shop or community centre 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.

30. 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. The details of the proposed surface water drainage arrangements shall include the measures to attenuate the discharge of surface water to any watercourse.

Reason: To secure proper drainage and to prevent flooding.

31. 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 any dwelling hereby permitted standing within 50 metres of the Lawnwood and Kingsley Wood landfill sites and no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) within 50 metres of the Lawnwood and Kingsley Wood landfill sites, without the prior grant of planning permission.

Reason: In the interests of safe occupancy of the development.

Application No : 05/01002/OUTMAJ

Proposal : Proposed re-organisation of garden centre, including alterations to access, erection of horticultural shade house, and extension to existing building, with demolition of existing dwelling and propagation house,

Location : Wyevale Garden Centre 338 Southport Road Ulnes Walton
Lancashire PR26 8LQ

Decision:

It was proposed by Councillor Heaton, seconded by Councillor David Dickinson, and subsequently **RESOLVED** to grant **Outline Planning Permission**, subject to the following conditions:

1. (a) Before any development is commenced details of 'Reserved Matters', (that is any matters in respect of which details have not been given in the application and which concern the siting, design or external appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s) or the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

(b) An application for approval of all 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission.

(c) The development to which this permission relates must be begun not later than two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: (a) This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995: (1) of the (b) & (c) These conditions are required to be imposed by Section 92 of the Town and Country Planning Act 1990

2. Prior to the commencement of development plans and particulars showing the provision for the parking and manoeuvring of vehicles within the site shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as agreed shall be laid out and made ready in all respects for use prior to the first occupation of the building to which it is related and thereafter retained unless express planning permission is first obtained.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure a satisfactory level of vehicle parking.

3. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Council may be satisfied with the details of the proposal and to avoid flooding.

4. Prior to the commencement of development Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be retained. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order, or any subsequent re-enactment, no additional, gate, fence wall or other means of enclosure shall be constructed without express planning permission first being obtained.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention and that no subsequent additional fencing is erected which would otherwise harm the character of the area or the openness and visual amenity of the Green Belt.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment thereof, no structures, engineering operations, buildings shall be erected or other items placed on the land (with the exception of the area indicated for garden buildings and conservatories) unless agreed in writing by the Local Planning Authority or without express planning permission first being obtained.

Reason: In the interests of controlling matters which may be detrimental to the original visual concept to ensure that items are not erected on the land which might adversely affect the visual amenity of the area or the openness of the Green Belt.

6. Prior to the commencement of development, details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the external appearance of the building(s) is satisfactory.

7. The development hereby approved shall not commence unless and until the existing dwelling known as Ferndale (and its curtilage), the propagation house and store buildings shall have been demolished and all materials cleared from the site (including all associated structures and areas of hardstanding).

Reason: In order to ensure that the development complies with policies on development of land within the Green Belt.

8. Before the buildings hereby approved are brought into use, the alterations to the access indicated on the plans hereby approved shall be completed in their entirety in accordance with a scheme to be approved by the Local Planning Authority in conjunction with the Local Highways Authority. Furthermore the first 4.5 metres of the frontage shall be kept clear of all obstructions in excess of 500mm in height at all times

Reason: In order to ensure appropriate access and visibility is provided for vehicles using the site and in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

9. The premises shall be used only as a garden centre and for no other purpose whatsoever, (including any other purpose in Class A1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment).

Reason: In order that the Council may be satisfied about the details of proposal due to the particular character and location of this proposal.

10. Details of any floodlighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before any such installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied without express written permission. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

Reason: To safeguard the amenities of the area in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

11. The southern boundary with Southport Road shall be planted with a hedge/landscaping belt of species, stock size and planting distance to be agreed in writing with the Local Planning Authority within 9 months of the commencement of the development or such other period as shall be agreed in writing by the Local Planning Authority, and any plants which are found to be dead, damaged or dying during the first five years shall be duly replaced and the hedge / landscaping belt shall thereafter be retained.

Reason: In the interests of the amenity and the appearance of the locality and in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

12. Upon approval of the landscaping details, including any screen walls or fences, pursuant to Condition 1 the new planting shall be carried out during the planting season October/March inclusive, (in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979)) immediately following commencement of the development. Any plants found damaged, dead or dying in the first five years are to be duly replaced and the scheme thereafter retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality.

13. The use of the extension to the garden centre, covered area and outdoor sales and display area hereby permitted shall be used solely for the sale of durable gardening requisites and plants together with associated ancillary products and not for the sale of convenience goods, including food, durables of a mass produced type purchased on a weekly basis, fashion clothing, shoes, books, stationery, general electronics, white goods, household electrical equipment, and toys.

Reason: In order to provide certainty over the retail activity in view of the location of the site away from existing centres where it would not be appropriate to allow an open retail use in accordance with policy SP1 of the Chorley Borough Local Plan Review 2003.

Application No : 05/01006/OUTMAJ
Proposal : Outline application for the redevelopment of a 670 metre section of former railway line to form a linear park/recreational walkway and the part filling of land to facilitate the erection of 4 detached dwellings and the construction of a new access road .
Location : Former Railway Cutting East Of Blackburn Brow Chorley Lancashire

Decision:

It was proposed by Councillor Edgerley, seconded by Councillor A Lowe (Chair), and subsequently **RESOLVED to refuse Outline Planning Application for the following reasons:**

1. The proposed development would conflict with the provisions of policy DC2 of the Adopted Chorley Borough Local Plan which considers development in areas of Other Open Countryside. It is considered that the erection of four detached dwellings would be contrary to the terms of that policy in that there is a policy presumption against development other than that needed for the purposes of agriculture, forestry or other uses appropriate to a rural area. Furthermore, given the location of the site in the West Pennine Moors, the resultant built development in juxtaposition to the natural environment amidst which it is set would appear incongruous and out of character.

2. The proposed development when considered in the context of latest housing site monitoring information would contribute towards an inappropriate excess in housing supply provision. The proposal would therefore be contrary to:

- m) Approved Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
- n) the aims and objectives of the Joint Lancashire Structure Plan and Regional Planning guidance for the North West.

Insufficient justification has been submitted to otherwise warrant the release of land for residential development as an exception to the normal presumption against development in an area of other open countryside.

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

Application No : 05/00670/REM
Proposal : Reserved Matters Application for formation of access road to serve parcel 8 and the Gillibrand Hall housing site, area of road 361m²
Location : Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley Lancashire

Decision:

It was moved by Councillor R Lees, seconded by Councillor Brownlee to defer the application to allow further talks with the developer with regards to possible alternative access to the site for construction traffic.

An amendment was moved by the Chair (Councillor A Lowe), and seconded by Councillor Edgerley, to approve the Reserved Matters Application and authorise the officers to consult with the developers on the most appropriate route for construction traffic. On being put to the vote the amendment was carried (16:3). It was subsequently **RESOLVED that the Reserved Matters, Application be approved, subject to the following conditions:**

1. The development must be commenced within five years of the date of this permission.

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

2. The redundant turning head adjoining plot 137 shall be removed and the land reinstated in accordance with a scheme to be submitted and approved by the Local Planning Authority. Such a scheme as approved shall be implemented in full within 6 months of the completion of the first dwelling on the Gillibrand Hall development or as otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of residential amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan.

3. Before development commences details of the surfacing of the road shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in full either by completion of development on Parcel 8 or completion of the Gillibrand Hall development whichever is the sooner or unless otherwise agreed in writing with the Local Planning Authority..

Reason: In the interests of users of the highway and in accordance with policy TR4 of the Adopted Chorley Borough Local Plan

Application No : 05/00876/FUL
Proposal : Retrospective application for the erection of link corridor between two buildings,
Location : Sitchcroft Farm Brown House Lane Wheelton Lancashire PR6 8HR

Decision:

It was proposed by Councillor Heaton, seconded and subsequently **RESOLVED** to refuse the Planning Application for the following reasons:

1. The link extension is located on a residential property located within the Green Belt as defined by the Joint Lancashire Structure Plan 2001 - 2016 and the Adopted Chorley Borough Local Plan Review. The link extension has resulted in the recently erected domestic outbuilding becoming an extension to the property, which has already been substantially extended. The resultant dwelling has a detrimental impact upon the open and rural character of the Green Belt. Accordingly, the link extension is contrary to Policy DC8A of the Chorley Borough Local Plan Review, the Council's approved House Extension Design Guidelines and PPG2, which all seek to resist major extensions to existing dwellings located in the Green Belt which significantly increase their impact on the open and rural character and appearance of the Green Belt.

Application No : 05/00921/FUL
Proposal : Erection of stables and siting of mobile home,
Location : Clayton Hall Stables Spring Meadow Clayton-Le-Woods Lancashire PR25 5SP
Decision: Application Withdrawn

Application No : 05/01003/OUT
Proposal : Re-location/replacement of existing dwelling,
Location : Wyevale Garden Centre 338 Southport Road Ulnes Walton Lancashire PR26 8LQ

Decision:

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

1. (a) Before any development is commenced details of 'Reserved Matters', (that is any matters in respect of which details have not been given in the application and which concern the siting, design or external appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s) or the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

(b) An application for approval of all 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission.

(c) The development to which this permission relates must be begun not later than two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: (a) This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995: (1) of the (b) & (c) These conditions are required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Prior to the commencement of development plans and particulars showing the provision for the parking or garaging of cars and associated manoeuvring areas in order to allow vehicles to enter and leave the site in a forward gear in accordance with the Local Planning Authority's current standards, shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as agreed shall be laid out and made ready in all respects for use prior to the first occupation of the building to which it is related and thereafter retained unless express planning permission is first obtained.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure a satisfactory level of off-street vehicle park.

3. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Council may be satisfied with the details of the proposal and to avoid flooding.

4. Prior to the commencement of development Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be retained. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order, or any subsequent re-enactment, no additional, gate, fence wall or other means of enclosure shall be constructed without express planning permission first being obtained.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention and that no subsequent additional fencing is erected which would otherwise harm the character of the area or the openness and visual amenity of the Green Belt.

5. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Class A, B, C, D, E, F, G and H shall be constructed or erected without express planning permission first being obtained.

Reason: In the interests of controlling matters which may be detrimental to the original visual concept and the balance of private space provision.

6. Prior to the commencement of development, details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the external appearance of the building(s) is satisfactory.

7. The development hereby approved shall not commence unless and until the existing dwelling known as Ferndale and its curtilage shall have been cleared of all structures, hardstanding and other development and the use reverted back to its previously authorised state. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 no development shall take place on this land whatsoever unless express planning permission is first obtained.

Reason: In order to ensure that the development complies with policies on development of land within the Green Belt and the supply of new housing within the Borough.

8. Upon demolition of the existing property and the completion of the other works required by condition 7 above, and prior to the commencement of any construction works associated with the proposed replacement dwelling, the existing access to Ferndale shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular access shall be reinstated in accordance with the Lancashire County Council Specification for the Construction of Estate Roads.

Reason: In order to ensure that no additional accesses are constructed onto this busy main road in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

9. Before the access hereby approved is brought into use for vehicular purposes, the part of the access extending from the highway boundary to a minimum distance of 5 metres into the site shall be hardsurfaced with tarmacadam, concrete, block pavements or other approved materials. Any gates, gateposts, fence or other means of enclosure erected on the site shall be set back from the highway edge by 5 metres unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent loose material being carried onto the public highway causing a danger to other road users in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

10. Before the access hereby approved is brought into use for vehicular purposes, a visibility splay equivalent to a 45 degree angle taken from point 5 metres into the site measured from the centre point of the access in each direction has been provided. Such a splay shall be kept clear of all obstruction over 300mm above the level of the verge at all times.

Reason: In order to ensure appropriate visibility is provided for vehicles using the accesses hereby permitted and in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

Application No : 05/01042/FUL
Proposal : Extension of existing 15m AGL Vodafone Ltd mobile phone mast to 18m to accommodate 6no antennas for use by O2 Ltd and the relocation of 6no antennas for use by Vodafone Ltd as well as 4no additional equipment cabinets for use by O2 Ltd and associated ancillary development within the existing compound

Location : DP Cold Planing Chapel Lane Coppull Lancashire PR7 4NB

Decision:

It was moved by Councillor Ball, seconded by Councillor Edgerley to refuse the planning application in consideration of the likely impact of the visual amenities of the area and the possible feasibility of the relocation of the facility.

An amendment to the motion was proposed by the Chair (Councillor A Lowe), seconded by Councillor Culshaw, to permit the planning application. On being put to the vote, the amendment was carried (12:6). It was subsequently **RESOLVED that planning permission be granted subject to the following condition:**

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.

Application No : 05/01058/FUL

Proposal : Rear single storey extension. (Re-submission of app no 05/00600).

Location : The Thyme And Plaice 37 Wigan Lane Coppull Lancashire PR7 4BN

Decision:

It was moved by Councillor Ball, seconded by Councillor Heaton, and subsequently **RESOLVED (17:0) to defer the application for a site visit by the Site Inspection Sub-Committee.**

Application No : 05/01073/FUL

Proposal : Erection of 17.3m high lattice tower, accomodating 3 panel antennas and single 600mm dish, along with 6 equipment cabinets and meter cabinet in fenced enclosure.

Location : Old Farm Pit Hall Lane Mawdesley Lancashire

Decision:

It was proposed, 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.

Application No : 05/01093/FUL

Proposal : Construction of new Access road on to land designated for future industrial use

Location : Land Adjacent Railway And Off Stump Lane Chorley Lancashire

Decision:

It was moved by the Chair, (Councillor A Lowe), seconded and subsequently **RESOLVED to grant Planning Permission subject to the following conditions:**

1. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 30 November 2005.

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

2. 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.

3. The access hereby permitted shall only be carried out in conformity with the proposed 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 TR4 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until a full technical and structural specification of the access and associated works has been submitted to and approved in writing by the Local Planning Authority. The technical specification shall include details of the retaining wall, safety barrier, the grading of the embankment, the materials used to build up the level of the access road and how they will be retained on the graded side, the fencing adjacent the footpath to the access road and Stump Lane bearing in mind the need for the visibility splay at the access junction, the facing materials to the retaining wall and graded embankment and the surfacing materials to the footpath and road. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until the visibility splay detailed on the approved plan has been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway. For clarity, the piece of land affected by this condition shall be that part of the site in front of a line drawn from a point 4.5 metres measured along the centre line of the new access road from Stump Lane to a point measured 51 metres to the east along the furthest edge of the footpath to Stump Lane.

Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

06.DC.64 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 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: 05/00830/COU
Proposal: Additional dormer window on east elevation, enlarge box dormer window on west elevation. Change of use of dwelling to 7 bed home for children with learning difficulties incorporating conversion of garage to activity craft room.
Location: Daulby House Farm, Meadow Lane, Mawdesley.
Decision: Refused.

- Application No:** 05/00868/FUL
Proposal: Demolition of existing single storey rear extension, including staircase to first floor, erection of new single storey rear extension, including new staircase to first floor, and change of use to first floor.
- Location:** 254 The Green, Eccleston.
Decision: Planning Permission granted.
- Application No:** 05/00987/TPO
Proposal: Felling of tree covered by TPO 1 (Euxton) 1996.
Location: Land Opposite 4 Wentworth Drive, Euxton
Decision: Consent for Tree Works
- Application No:** 05/01063/FUL
Proposal: Retrospective application for the demolition of the existing garage and construction of a staff room with a pitched roof.
Location: Lotus Garden Chinese Takeaway, 237, The Green, Eccleston.
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 17 November and 7 December 2005**

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 17 November and 7 December 2005.

RESOLVED – That the schedule be noted.

06.DC.65 PROPOSED ENFORCEMENT ACTION

- (a) **Clayton Hall Stables, Spring Meadow, Clayton-le-Woods**

The Head of Development and Regeneration submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action to remove a residential caravan at Clayton Hall Stables, Spring Meadow, Clayton-Le-Woods.

RESOLVED – That it is expedient to issue two Enforcement Notices in respect of the following breaches of planning control:

- Without planning permission the change in use of the land from livery use to a mixed use of livery and for the siting of a mobile home for residential purposes.**

Remedy for Breach

Remove the mobile home from the land edged in Red on the attached plan, plan SA/1, and to cease use of that land for the siting of a mobile home for residential purposes.

Period for Compliance

Nine months

Reason

The development is contrary to Policies DC1 of the Adopted Chorley Borough Local Plan Review, Planning Policy Guidance Note 2, Planning Policy Statement 7, in that the development is inappropriate and harmful to the character and appearance of the Green Belt. There is no justification or no special circumstances to justify an exception in this case to the presumption against inappropriate development in the Green Belt

The development is contrary to Policy HT11 of the Adopted Chorley Borough Local Plan Review in that the mixed use of land for livery and the siting of a mobile home for residential purposes is likely to have a detrimental effect on the site or setting of the Ancient Monument of Clayton Hall, Clayton-Le-Woods.

2. Without planning permission the carrying out of operational development on land showed Red on attached plan. That operational development being; the formation of a hard surfaced area, the erecting of two wooden sheds and a dog kennel, and the erection of two wooden balustrades.

Remedy for Breach

Remove from the land the materials that form the hard standing from the land and return that land to grass sward by re seeding that land. The two wooden sheds and balustrades, the stairs and dog kennel all marked on the attached plans.

Period of compliance

Three months

Reasons

The operational development is contrary to Policies DC1 of the Adopted Chorley Borough Local Plan Review, Planning Policy Statement 7, in that the development is inappropriate and harmful to the character and appearance of the Green Belt. There is no justification or no very special circumstances to justify an exception in this case to the presumption against inappropriate development in the Green Belt.

The development is contrary to Policy HT11 of the Adopted Chorley Borough Local Plan Review in that the nature of the operational development carried out is likely to have a detrimental effect on the site or setting of the Scheduled Ancient Monument of Clayton Hall, Clayton-Le-Woods.

(b) 40 Hawkshead Avenue, Euxton

The Head of Development and Regeneration submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action to reduce the height of a brick wall 0.9M in height and brick pillars 2.1M in height adjacent to highway used by motor vehicles – 40 Hawkshead Avenue, Euxton.

RESOLVED:

That it is expedient to issue an Enforcement Notice under section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the erection of brick pillars adjacent to the highway used by vehicular traffic that are over 1 metre in height.

Remedy for Breach

1. Reduce the heights of the brick pillars between points A and B, as shown on the attached plan, to a height of 1 metre when measured from ground level, thereby benefiting as permitted development granted by virtue of, Schedule 2, Part 2, Class A, The Town and Country Planning (General Permitted Development) Order 1995.
2. Remove all materials resultant from the works carried out in under 9 (ai) of the report from the land.

Period for compliance

56 days

Reason

The height of the brick pillars would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate, as it does not relate well to the immediate surroundings, which reflect more open and sylvan character with softer boundary treatments. The proposal is therefore contrary to policies GN1 & GN5 of the Adopted Chorley Borough Local Plan Review.

(c) Dalbank, Ulnes Walton Lane, Ulnes Walton

The Head of Development and Regeneration submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action for the demolition of a Steel framed building at Dalbank, Ulnes Walton Lane, Ulnes Walton.

RESOLVED:

That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control – without planning permission, the erection of a steel framed building.

Remedy for Breach

Demolish the building and remove the materials from the land.

Period for compliance

Six months.

Reason

The development is contrary to policy DC1 of the Adopted Chorley Borough Local Plan Review and Planning Policy Guidance Note 2, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.

06.DC.66 SITHCROFT FARM, BROWN HOUSE LANE, WHEELTON

The Head of Development and Regeneration submitted a report seeking the Committee's instructions in respect of the instigation of enforcement action for the demolition of a link extension between the existing house and a recently permitted domestic outbuilding (03/00896/FUL) at Sitchcroft Farm, Brown House Lane, Wheelton.

RESOLVED:

That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission a link extension has been erected joining the main dwelling to an adjacent building.

Remedy for Breach

Demolish the link extension, make good the areas of the house and outbuilding to which it adjoins and remove all the materials from the site.

Period for compliance

2 months

Reason

The link extension is located on a residential property located within the Green Belt as defined by the Joint Lancashire Structure Plan 2001 – 2016 and the Adopted Chorley Borough Local Plan Review. The link extension has resulted in the recently erected domestic outbuilding becoming an extension to the property, which has already been substantially extended. The resultant dwelling has a detrimental impact on the open and rural character of the Green Belt. Accordingly, the link extension is contrary to Policy DC8A of the Chorley Borough Local Plan Review, the Council's approved House Extension Design Guidelines and PPG2, which all seek to resist major extensions to existing dwellings located in Green Belt which significantly increase their impact on the open and rural character of the Green Belt.

06.DC.67 OBJECTION TO TPO 4 (ANDERTON) 2005

The Head of Development and Regeneration submitted a report seeking the Committee's instructions on whether to confirm the Tree Preservation Order (TPO) No 4 (Anderton) 2005 in light of receiving an objection.

The trees in question total five in number and are situated on the eastern boundary of Briarfield and on the left hand side of an access track that serves a field and stables to the north.

It was brought to the Council's attention that extensive pruning works had been undertaken to a tract of trees adjacent to the trees referred to. Upon visiting the site with the Council's Arboricultural Officer it was considered that the trees were healthy and made a significant contribution to the visual amenities of the locality. The five trees were accordingly made the subject of a TPO.

One letter of objection has been received from the owner of the field to the north of the access against which the trees abut, citing the following grounds of objection:

- Uncontrolled growth of the trees would prevent access to the field.
- Agricultural equipment would not be able to pass along the access track if the trees are allowed to remain and the trunks and roots continue to expand into the track undamaged.
- The trees in question are inappropriately planted.
- The trees have blocked a land drain running under the track.

RESOLVED

That the order be confirmed.

Chair

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	17.01.2006

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 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

- This report does not affect the corporate priorities

RISK ISSUES

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

PLANNING APPEALS WITHDRAWN

- Appeal by O2 (UK) Ltd against the refusal of permission for Listed Building Consent for the installation of three 3G Antennas and three 2G Antennas mounted around the tower at Coppull Enterprise Centre, Mill Lane, Coppull (Application No 05/00135/LBC)
- Appeal by O2 (UK) Ltd against the refusal of permission for installation of three 3G Antennas and three 2G Antennas mounted around the tower t Coppull Enterprise Centre, Mill Lane, Coppull (Application No 05/00147/FUL)

RECOMMENDATION(S)

- 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	22.12.2005	05/00135/LBC	Union Street Offices
5 Letter from Inspectorate	22.12.2005	05/00147/FUL	“ “ “

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	05.01.2006	ADMINREP/REPORT



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Item A. 1	05/00731/FULMAJ Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger
Ward	Chorley North East
Proposal	Erection of non-food retail warehouse development and associated works following demolition of existing industrial unit,
Location	Former Bentwood Bros Ltd Water Street Chorley Lancashire
Applicant	Property Alliance Group Ltd
Background	<p>This is a full application for a 1753 sq.m. (gross) large volume, non-food retail development on this site at the roundabout junction of Water Street, Preston Street and Harpers Lane currently with vacant warehouse/industrial premises (approximately 3900 sq.m.) last occupied as Bentwood Brothers Ltd, a clothing manufacturer. The site backs onto the main railway line to the east, although beyond Victoria Terrace overlooks the site at an elevated level. There are also a number of terraced properties directly opposite the site to the west in Water Street.</p> <p>Two retail units would be established in one composite development. Access to the site, albeit modified to provide improved internal circulation, would remain at the existing point shared with the All Seasons Leisure Centre. External arrangements include a designated service area, parking arrangements and new dedicated planting areas to supplement those existing on the site frontage. 85 parking spaces are proposed.</p> <p>The proposed building would have a 54-metre frontage with depths of 35 & 28 metres. The height would be predominantly 9.4 metres to the top of the fascia, although a tower entrance feature to the larger store would be 11 metres high x 13 metres wide. This entrance feature would also accommodate the main company's signage panel (requiring separate consent). The design of the building as submitted is synonymous with a typical branded store on a retail park with the walls constructed in composite clad panels and bricks. The external fascia surround gives the appearance of a flat roof building.</p> <p>Submitted with the application is a planning and retail impact statement, incorporating a marketing appraisal, traffic and transportation assessment, a geo-environmental investigation, a building report and a design statement.</p>
Planning Policy	<p>GN5 – Design of new developments. EM1 – Allocated employment sites. EM9 – Re-use of current employment sites. SP1 – Major retail developments. TR1 – High trip development generators.</p>

TR4 - Requirements for Transport Impact Assessment.
 Joint Lancashire Structure Plan policy (16) with regard to a hierarchy of retail developments to town centres.
 Planning Policy documents in relation to retail developments and town centres (PPS6) & transport (PPG13).
 Council Adopted SPG Design Guidance – July 2004

Planning History 01/0080 – Outline application for non-food retail development – Application was withdrawn prior to placement on committee agenda.

02/768 – Change of Use to ten-pin bowling and leisure facility plus a new entrance feature (Approved –25/9/02) - could still be implemented.

Consultees LCC Environment Directorate – Highways – Comments that there is no objection in principle subject to amending certain site specific matters to remedy an identified oversupply of parking provision in this location close to the town centre and mobility/motorcycle arrangements. The Senior Highway Engineer recommends refusal unless a safe and sustainable development can be achieved, as the requirements of the parking standards are an appendix to the Adopted Structure Plan.

LCC Environment Directorate – Strategic Planning – Application as submitted does not adequately demonstrate the impact upon the town centre and that there is a more preferable alternative sequential site. Also the application development should seek to contribute towards the LCC 'Kick Start' initiative to support the upgrading of the local bus service. A contribution is based upon the number of parking spaces intended in a development.

Head of Environmental Services – No comments upon any issues of ground contaminations following assessment of submitted report.

Head of Public Space Services – Site boundaries should not encroach upon highway land as initially apparent.

Economic Regeneration Unit (Urban Design Officer) – [Initial Consultation]. Concerns about proposed design on a prominent gateway site into the town from the north and east. There are significant vista implications. There is a heavy mass of solid walls in the design with little relief and no interest in the design of the roof. There is little attempt to integrate the building into its setting and as a result it does not sit comfortably with its surroundings. Upon re-consultation on revised plans – he states that the revisions do not significantly alter the proposed design and as such they do not deal with the aspects previous outlined as unacceptable.

The Council have also taken consultancy advice upon the retail impact of the proposal on the town centre and the presence or not of alternative sites. The outcome of this exercise is discussed in the Assessment section below.

Third Party Representations None received.

Applicant's Case The applicants' detailed submissions are on deposit with the application file. The substance of their case is that:

- There is a clear quantitative need for the development and that there are no sequentially preferred sites.
- The proposed development is likely to generate a total turnover of £6.08m and would be a considerable support to other retail developments in the town.
- The premises have been widely marketed over a number of years but with only one interest being converted into a completed planning permission for the conversion to the bowling alley/leisure facility. Even that scheme failed to progress.
- There is a plentiful supply of employment land in the Borough and take up of available land has been slow; therefore the loss of employment land is justified.
- The site is accessible by a choice of alternative modes of transport with the bus and railway stations only a short walk away.
- The form & height of the building are necessary to provide the volume to accommodate and deliver goods easily to customers.
- The variation in detail and texture in building materials of a high quality, together with feature down lighting, would provide a building that would be satisfactorily accommodated on the site given the constraints of its prominent location.
- Other existing recent retail developments adjacent the town centre, offer less design articulation yet have been considered appropriate.
- The proposed development will create new jobs.
- The proposed level of parking will facilitate additional overspill parking for the adjacent leisure centre outside retail hours – a reduction in parking serves no purpose.

Assessment The main issues in assessing this application are, the impact of the retail development in this location outside the town centre with regard to the vitality and viability of existing retailing within the town centre, the design of the proposed building in this location, the loss of employment land and any traffic and highway implications of the development.

Retail Impact Upon the retail aspects of the proposal, expert advice has been sourced. The conclusions drawn are that there is a quantitative need for the development. Based upon anticipated turnover there is sufficient capacity to support the proposal. There is limited provision for bulky goods in the local catchments area. Upon the sequential approach, there is no site available that could support the whole composite development proposed, although the smaller of the two retail units could be accommodated on alternative sites.

Given the size of the accommodation proposed and its form, the premises would only suit a bulky goods retailer and as such comparisons with other town centre retailers are limited. The consultants advise that a condition should be attached to avoid future sub-division to smaller planning units which could impact upon retailers in the town centre. The proposal is not seen to contravene policy SP1 of the Local Plan or policy 16 of the JLSP.

Highway Issues

There are no identified traffic/transportation issues but parking over-supply has been discussed with the applicants' agents. The agents do not consider that the development is an ideal model or type of retail use that warrants applying a high accessibility target and as such requests that a relaxation is applied on this occasion to allow the 85 spaces applied for, which may also assist parking shortfalls at the Leisure Centre outside shopping hours. Though there is no formal agreement upon this, the car park for the application site will not be physically segregated from its neighbour and they share the same access. On this occasion it appears logical to retain a higher level of parking in order that there would be some parking benefits to users of the Leisure Centre and that this is an overriding consideration in this case.

Loss Of Employment

The matter of loss of employment land is a material consideration although the new users would bring new jobs with them while it could be contended that the existing building on site could in theory be re-utilised in employment use by a user with limited manpower requirements. The site has been available for re-use/redevelopment for employment purposes since the previous business ceased in 2000 and has been marketed since. Furthermore, the site is not an allocated employment site. There is however no evidence to suggest that the site/building could still not be used for employment use. On balance given the time period since the last use of the building, it is not considered that policy EM9 could be utilised as a basis for refusing the application although employment use remains a preferred option on this site.

Design and Visual Appearance

Finally and most critical has been the question of the design and form of the proposed building, and the visual impact that would be created in this location. Officers were concerned about the visual impact of the proposal on this prominent site along an important transport corridor in and out of the town centre. The new building, despite taking up considerably less site footprint, is more substantial than the building it replaces in terms of overall height front to back especially given the fact that the existing building is significantly lower at the front section.

Ideally, the redevelopment of the site warrants a landmark building that will signal the entrance towards the town centre from the north and north east and be designed to take account of its surroundings. It will probably be modern and ought to be reasonably imposing yet subtle with a strong vertical emphasis and a defining roof structure and seek the sensitive use of a limited number of materials, but it should not be too bulky or take the form of a clad, box like structure. Policy GN5 requires that new developments take account of such considerations.

A design statement has now been submitted. It is understood that the requirements of the primary intended user of the building dictates the form of building applied for, but this type of retail store is usually located upon retail parks where there is no competing street picture or urban design issues to resolve. This development

must be adjudged as a stand-alone site at the termination of a number of vistas.

The initial submission proposed a building with excessive areas of sheet cladding as the principal component of the elevational detail would present a poor outlook in its setting. The design of the building was synonymous with a typical retail park development and did not contribute at all positively to local townscape failing to enhance an important gateway site. The adopted Design SPG requires developments to add interest with variation in height and massing and provide landmarks, and the fact that earlier developments pre-dating the SPG [as noted by the applicant's agents in their submissions] having less conviction is not considered to be material in the determination of this application now.

It was considered that there were options for considerably improving the design of the building and giving a more vertical emphasis to the front, main elevation to Water Street while still maintaining the applicants' required floor space level and height constraints, and these have been discussed at length with the applicants and their agents. The submitted revisions will now include glazed/opaque entrance features to both the shops, better treatment of the eaves/fascia detail to the building and the introduction of profiled cladding which now has a vertical emphasis. The revisions now put forward are considered acceptable.

Conclusion Upon the basis of the above the application is now recommended for approval subject to conditions.

Recommendation: **Permit Full Planning Permission**

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 identified as carpets, furniture, fridges, freezers, washing machines, televisions, kitchen and bathroom suites, decorative supplies or any other specific use subsequently agreed in writing with the Local Planning Authority as being appropriate for retailing at these premises.

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 465 sq.m. gross.

Reason: The floor size ceiling of 465 sq.m. restricts the development of smaller units which would be more appropriately located within a town centre. The development of

floor areas of 465 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 plans are:

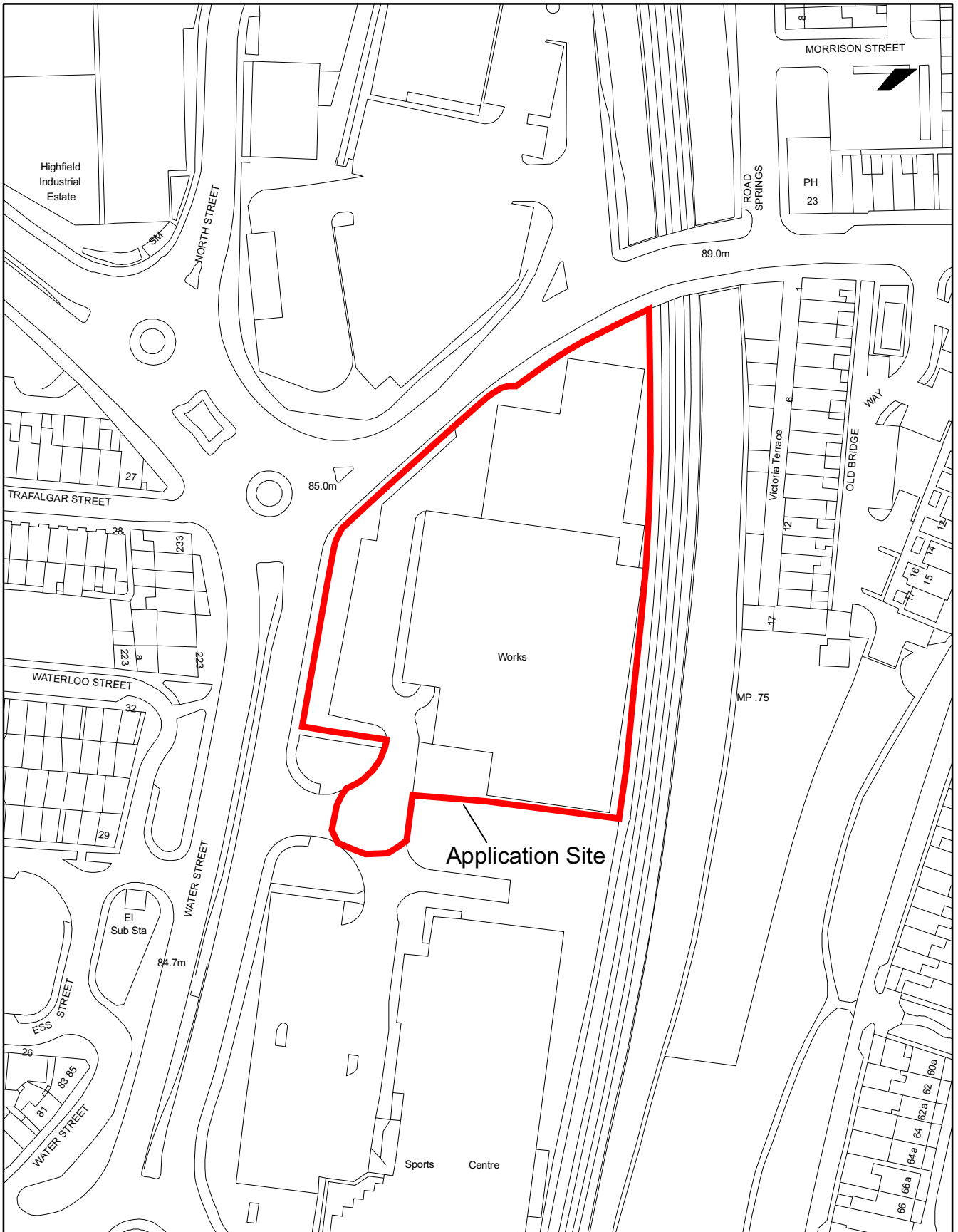
Plan Ref.	Received On:	Title:
5042- PLX04A	19/12/05	Landscaping & Site Plan
5042- PO1A	19/12/05	Ground floor plan
5042-PO2A	19/12/05	Roof Plan
5042-ELAV01H	19/12/05	Elevations
5042-SO1A	19/12/05	Typical Wall Sections
5042-SO2A	19/12/05	Proposed Sections
	15/12/05	Site Location Plan

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.

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<p>Application Number: 05/00731/FULMAJ</p>	<p>Grid Ref: E: 358257 N: 417834</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 1</p>

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Item A. 2	05/01061/REMMAJ	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Astley And Buckshaw	
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 Lancashire	
Applicant	The Consortium Redrow (Lancs) / Barratt Manchester	
Background	<p>This proposal is one of a number of reserved matters applications submitted for the ongoing development at Buckshaw Village, in accordance with the outline permission granted in 1999, amended in 2002. Construction is currently underway on a number of parcels across the site, the majority of which to date have been within South Ribble. This application site is within Chorley Borough Council administrative area, although due to its proximity to the boundary South Ribble Borough Council has been consulted.</p>	
Proposal	<p>This application proposes to amend a previously approved scheme (reference 9/05/01061/REMMAJ) by replacing 14 two bedroom apartments with 26 two bedroom apartments in two three and two storey blocks. The site is bounded to the west by Central Avenue and to the east by the remainder of the residential development approved under 05/01061. Car-parking is to be provided by way of parking courts. One space per dwelling is proposed and four visitor spaces, Cycle store and bin stores will also be provided within the parking courts.</p>	
Planning Policy	<p>The following policies from the Adopted Chorley Borough Local Plan Review are relevant:</p> <p>GN2 – Royal Ordnance Site, Euxton GN5 – Building Design HS4 – Design and Layout of Residential Developments HTR4 – Highway Development Control Criteria SPG Windfall Housing Developments</p> <p>Joint Replacement Lancashire Structure Plan 2001-2016 – Policy 3 Strategic Locations for Development</p>	
Planning History	<p>97/00509/OUT – Outline application for mixed use development 02/00748/OUTMAJ – Modification of conditions on outline permission for mixed use development 05/00106/REMMAJ – Reserved matters application for residential development comprising of 155 dwellings, garages, parking areas and landscaping</p>	

There are a number of reserved matters application for individual housing parcels across the development site.

**Consultees
Responses**

Lancashire County Council Highways: No objections to the principle of the proposed development. Parking provision should be assessed against the against the provision of the SPG access and parking of the joint Lancashire Structure Plan 2001-2006. There should be a minimum of 10% disability parking provision on the site. Relaxation may be justified if the developer can justify reduced usage by mobility impaired. In flats/apartments secure provision should be provided within the development for cycles at the ration of one per dwellings. The proposed sheds will only allow for the storage of a limited number of cycles and no points to secure the cycle.

Chorley Community Safety Partnership: A number of concerns have been highlighted regarding the layout of and access to car parking spaces and cycle sheds. The quality of proposed lighting to the parking court, bin storage and cycle storage areas and interim border treatments was also queried

United Utilities: No objections.

South Ribble Borough Council: No objections.

Head of Public Space Services (Highways): No comments.

Head of Environmental Services: The two proposed bin stores are too small. The Council's policy for communal bin stores is for the developer to purchase from the Council Euro style bins rather than individual refuse bins for each apartment. A number of containers for recycling, i.e. glass, paper will also need to be provided. The developer should consult the Waste Management section with their revised proposals.

**Third Party
Representations**

At the time of writing the report, none had been received.

Assessment

Policy GN2 states that high quality and phased development at the Royal Ordnance site will be permitted for purposes appropriate to the concept of an urban village. Policy GN5 advises that proposed developments should be well related to their surroundings, including public spaces and with landscaping fully integrated into the overall scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. Policy HS4 outlines a number of criteria that new housing developments should satisfy. These include creating an interesting visual environment; respect for the surrounding area in terms of scale, design, layout, building styles and materials; providing privacy and amenity for residents; providing safe access; encouraging community safety; and providing adequate facilities to deal with household waste.

The current application proposes an amendment to part of a larger site, for which reserved matters were approved earlier this year (see above). The larger site continued the character both visually and in terms of density as the already constructed village centre to which it forms an extension. Work has already begun on part of the earlier approved permission. The layout, character, scale and design of the current proposal is considered to harmonise with the rest of the development that has been previously approved and is similar in many respects to the development already approved for this part of the site. The design and appearance of the proposals is therefore considered to be acceptable.

Amendments are awaited with regard to the issues raised by the Community Safety Partnership, LCC Highways and Environmental Services. Any received will be reported via the addendum. In other respects the proposal is considered to be acceptable on highway grounds. The number of parking spaces to be provided (one per dwelling) accords with the Lancashire County Council Adopted Parking standards.

The current proposals would not result in any greater impact on residential amenity for the occupants of previously approved and built neighbouring properties than the already approved scheme. As set out in the previous report, the visibility interface standards on certain parts of the development are reduced below what would normally be required. This was considered to be acceptable, given the high density achieved, layout of housing and the variation in orientation and house types used. I can see no reason to change this view.

The substitution of house types and density changes are listed as one of the exceptions to the current controls on new residential development in place in the Borough at this time. The proposals would therefore not

Conclusion Subject to the receipt of satisfactory amendments addressing the issues raised by the Community Safety Partnership, LCC Highways and Environmental Services the proposal is recommended for approval.

Recommendation: Permit Full Planning Permission

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).

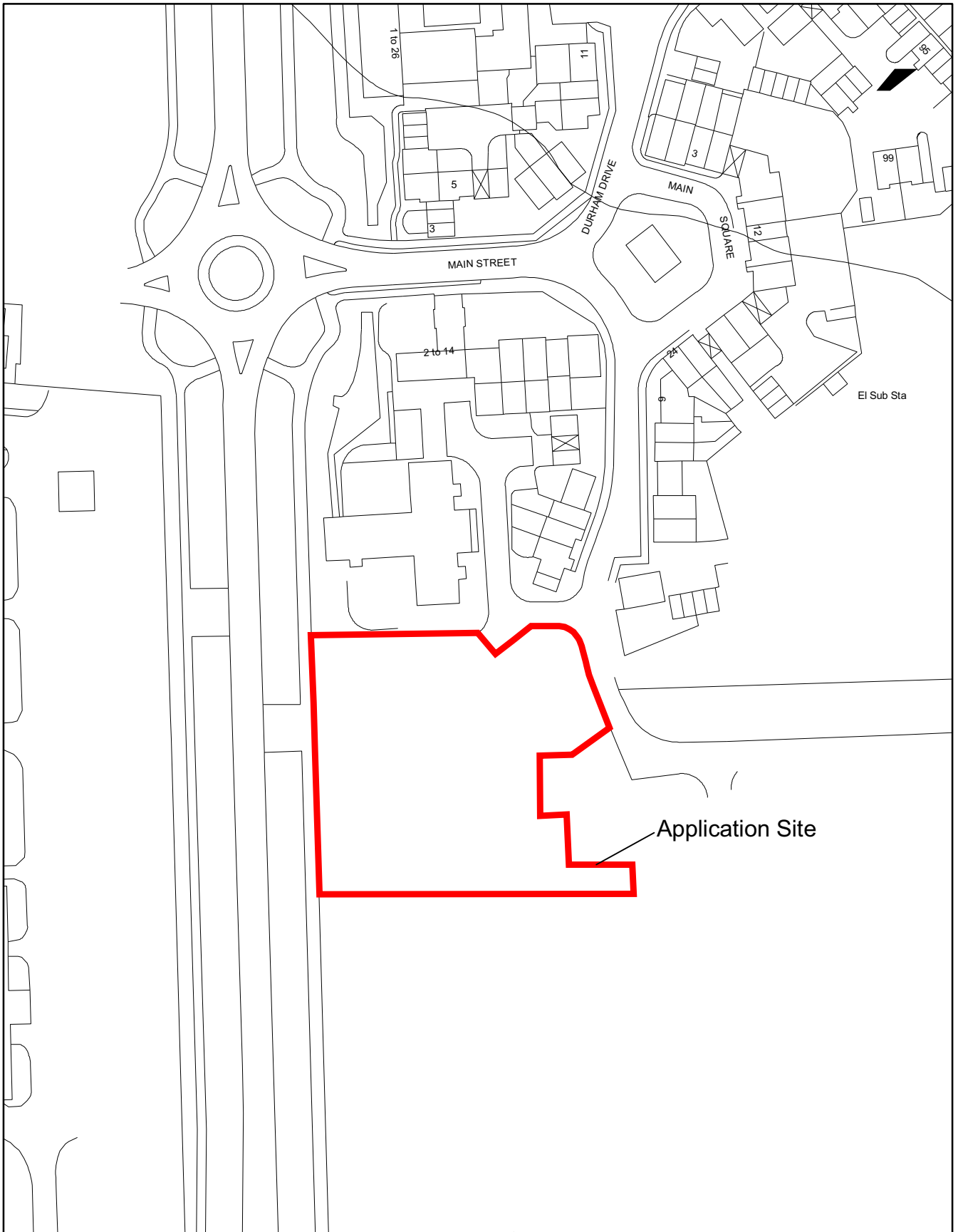
Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

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.

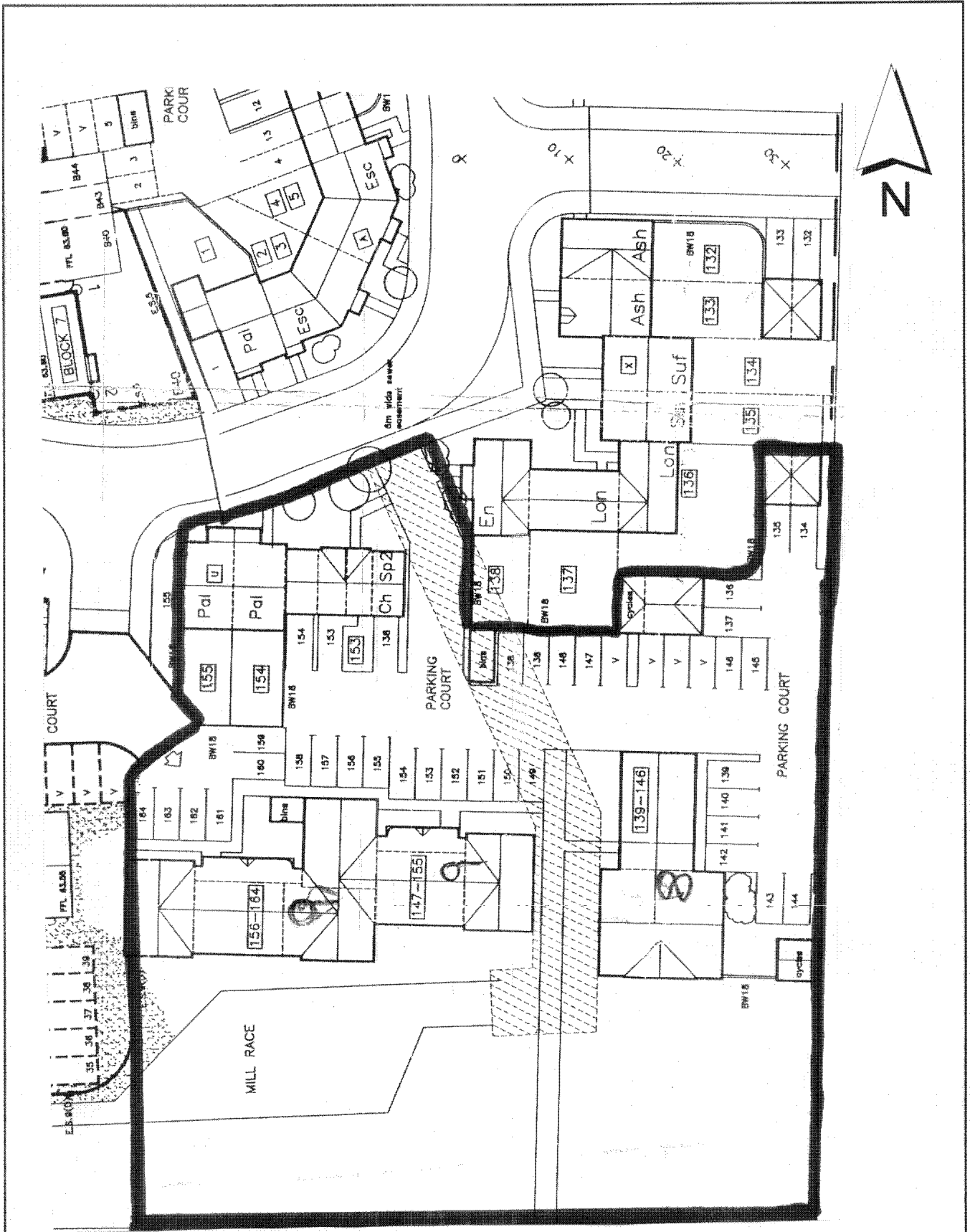
11. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

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



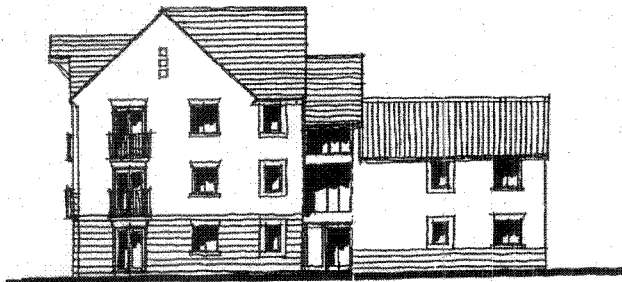
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<p>Application Number: 05/01061/REMAJ</p>	<p>Grid Ref: E: 356441 N: 420653</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 2</p>

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<p>Application Number: 05/01061/REMMAJ</p>	<p>Grid Ref: E: 356441 N: 420653</p>	<p>Scale:</p>	<p>Agenda Item No. A. 2</p>

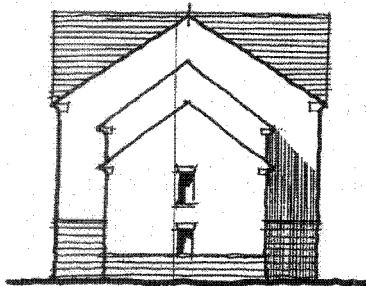
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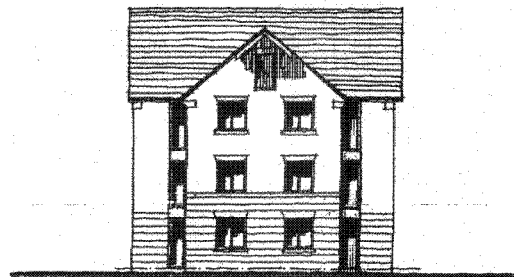
ELEVATION A.



ELEVATION C.



ELEVATION D.



ELEVATION E.

DICKSHAW VILLAGES STREET
 SKETCH PROPOSAL
 PLOTS 139-146
 PLANS & ELEVATIONS
 DATE: 05/01/05 SCALE: 1:100 DRAWN: [signature]

Jane E Meek BSc(Hons) DipTP MRTPI
 Head of Development and Regeneration
 Chorley Borough Council

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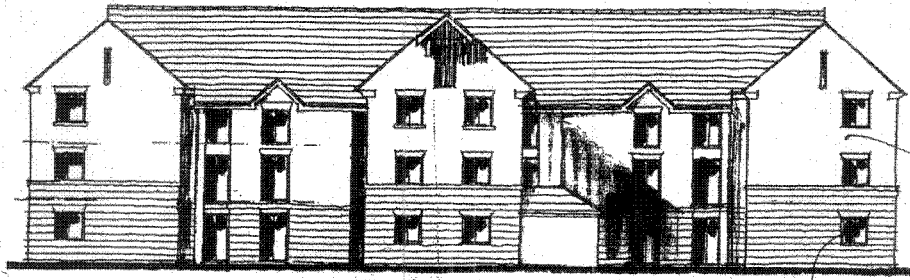
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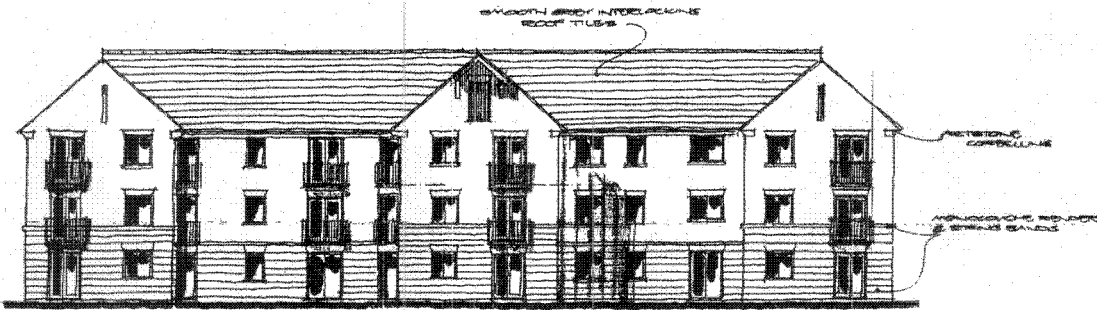
A. 2

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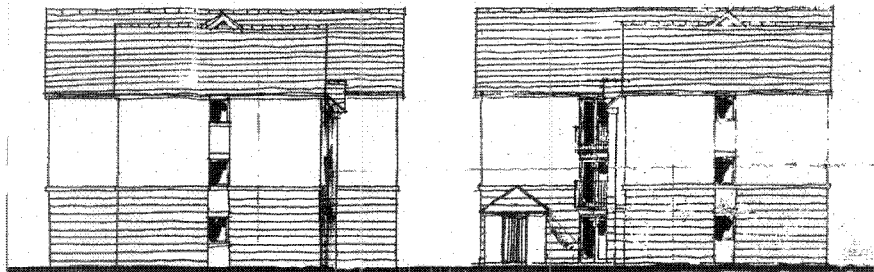


ELEVATION TO COURTYARD, B. 1:100.

TYCK WINDOWS



ELEVATION TO ROAD, A. 1:100.



END ELEVATION, C. 1:100

END ELEVATION, D. 1:100

BLOCK B

DUCKHAW VILLAGES STREET.
 SKETCH PROPOSAL
 PLOTS 147-164
 ELEVATIONS
 DATE OCT 08 SCALE 1:100 DRAWN JPL

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 Head of Development and Regeneration
 Chorley Borough Council

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05/01061/REMMAJ

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Agenda Item No.

A. 2

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Item A. 3	05/01074/REMAJ	Approve Reserved Matters
Case Officer	Mr Neil Higson	
Ward	Astley And Buckshaw	
Proposal	Reserved Matters Application for the erection of 141 one and two bedroom extra care apartments up to three stories high with a central common area and erection of 60 studio and one bedroom dementia care apartments,	
Location	Group 10 Central Avenue Buckshaw Village Euxton	
Applicant	Hica Life Retirement Villages	
Proposal	<p>The proposal is to develop an area of the Royal Ordnance Factory not previously covered by the outline planning permissions and the Buckshaw Village Master Plan involving land sited to the west of Central Avenue and is known as Group 10. The site contained a number of disused factory buildings and former fire station and medical centre surrounded by concrete hard standing with access from Central Avenue. This site has subsequently been remediated.</p> <p>Outline permission was granted earlier this year with all matters reserved, this application comprises those reserved matters.</p>	
Planning Policy	<p>Adopted Chorley Borough Local Plan Review: GN2 – Royal Ordnance Site, Euxton GN5 – Building Design GN8 – High Density Development HS4 – Design and Layout of Residential Developments HS5 – Affordable Housing HS17 – Sheltered, Rest & Nursing Homes and other special needs housing TR4 – Highway Development Control Criteria TR18 – Provision for pedestrians and cyclists TR20 – access for mobility impaired TR21 - access for mobility impaired Joint Replacement Lancashire Structure Plan 2001-2016: Policy 3 - Strategic Locations for Development Policy 7 – Accessibility and Transport</p>	
Planning History	<p>04/00493/OUTMAJ – Redevelopment of the site comprising a mix of office accommodation, live-work units and residential apartments – Resolved to grant permission subject to S106 Agreement which has not been issued.</p> <p>04/00226/OUTMAJ – Redevelopment of the site involving the construction of an 80 bed care home, an 80 unit extra care apartment complex 110 unit retirement complex, an 929 sq m office complex and a bowling green pavilion, all with intermediary landscaping – withdrawn.</p> <p>05/00141/OUTMAJ – Outline application for the erection of extra care apartments, ancillary communal facilities, car-parking and</p>	

landscaping – Planning permission granted subject to S106 Agreement.

05/00849/REMMAJ – Reserved matters for the erection of 201 extra care apartments with ancillary communal facilities, car-parking and landscaping – withdrawn.

Applicant's Case

Residential accommodation of 1 and 2 bedroom apartments are offered across the site in 2 and 3 storey accommodation linked on all levels with vertical circulation so that pedestrian movement can be undertaken from one block to another, to the common area and beyond to other reaches of the site within a controlled, weatherproof and secure environment. This aspect of the design is considered a key factor with regard to the senior living approach.

The character and detail design is considered to be appropriate for this particular land parcel is that of the Village Street and Mill Area. The Buildings are to be built mainly of brick with roof coverings generally of slate and have a vertical emphasis. Building frontages are set generally with a consistent line against Central Avenue in recognition of the character of Central Avenue with a development edge landscape buffer running between the site boundary and Central Avenue.

The primary permeable link into the site relates to the "Public" amenity area. This amenity area is to offer external leisure activity directly adjacent to the common area that also offers communal facilities by way of exercise, leisure and dining. Access to the site at this point will be controlled through gates and screen walling. Within the site, additional semi-private zones are identified adjacent to blocks.

As part of the positioning of the building elements, consideration has been given to the orientation of the site in relation to the position of the sun so as to offer maximum benefit to sunlight penetration, particularly to public spaces. It also takes account of creating hard edge and physical form relationship to adjoining uses. Wherever possible the 3-storey accommodation has been placed in a position so as to minimise impact with regard to overshadowing, but also create an opportunity for building mass as a focal point.

Representations

None received.

Consultations

The following comments have been received:

South Ribble Borough Council - has objections to the proposal on the grounds of;

There is insufficient space to manoeuvre in and out of 7 car-parking spaces at the north-west corner of the car park at Block 1 and the last 6 spaces at the entrance of the site and block 1. Car-parking layout at Block 1 does not provide sufficient room for deliveries and refuse vehicle collection. Turning head details should be provided for Refuse Vehicle and Pantechincons

No direct access onto Central Avenue for pedestrians in particular access to bus stops. No footway provided on the north of the site onto the road fronting the Debut Housing or to

the south of the site onto the private road to BAE

Insufficient car-parking has been provided in accordance with JLSP parking standards – 160 car parking spaces should be provided. Mobility impaired parking bays have not been provided, 15 bays in total are required. Cycling and motorcycle parking is also absent 9 cycle stores and 5 motorcycle stores are required.

If parking provision is not to be increased the traffic impact can only be assumed and therefore a clause should be added to the S106 for a contribution of approximately £5000 for the implementation of possible future traffic regulation orders.

At the junction of the access to the BAE retained land the junction is very close to the entrance gate which has a barrier at which vehicles need to queue to gain access. This waiting traffic will restrict the access into and out of the care apartments as will the traffic island shown.

Not aware that the access road into BAE is adopted or part of any Section 38 Agreement.

To ease sight lines exiting the site the first 10 metres of new carriageway should be perpendicular to the existing highway and 6m radius kerbs should be provided on both sides of the junction.

At the highway fronting the Debut housing the 'as built' highway is unacceptable due to the increased amount of traffic, which will be generated from the apartments and other proposed developments. A comprehensive Transport Assessment should be required as more than 100 properties are planned.

Additional comments received 19/12/05 fundamentally reiterate previous comments.

Environment Agency – No objection

United Utilities - has no objection to the principle of the proposal subject to conditions.

Highlights the location of a water main running along the northern boundary, which will require a 10m easement, 5m, either side of the centre line of the main where development will not be permitted.

Head of Environmental Services – Confirms that the remediation works have been carried out in accordance with the previously agreed remediation strategy. It appears from the documentation that the Estate Management Team will be responsible for organising commercial waste collection from the premises.

Head of Public Space Services – half the site including approximately 60 parking spaces is accessed from the Debut site road, which we had been told, was only to be used as an emergency access/service road and that was to link through as such to the service road serving BAE retained land. This hasn't been done. The impact of this site on the land to be developed to the north (Parcel A) will be very significant.

The revised drawings appear to address the previously raised issue of the emergency access/service road "link" although it still comes off a private road at the southern end. No further comments to make.

Head of Housing Services – welcome the proposals in principle as they would contribute to meeting an identified need for accommodation to meet the needs of the ageing population of the borough. However there are concerns with regard to the 60 dementia care units and a large proportion of studio type apartments. Studio type accommodation is no longer considered to meet the aspirations of many elderly people. Housing Services have similar bed-sit type sheltered accommodation, which is now considered to have low desirability and is often left void for long periods.

Previous concerns regarding the impact of the concentration of a large number of potentially frail elderly persons in one location remain and are increased by the proposed high concentration of dementia cases.

Chorley Community Safety Partnership – It is recommended that other than the eastern boundary with Central Avenue a decorative fence of a height of 1.8m would both create defensible space and prevent the development of desire lines. The boundary with Central Avenue though open is obviously sensitive to the aesthetics of the development and it is suggested that a low level metal-railed fence at 1.2m would be necessary and more appropriate.

There is nothing to indicate the level of lighting for the car parks, which should be given particular consideration given the vulnerability of the residents. Proposed trees and hedges should be subject to strict maintenance and enhance the natural surveillance of the parking areas. Consideration should be given to consideration of barrier controls to the entrances.

The drawings as received on 2nd December 2005 are much more acceptable.

The development should adhere to principles of secured by design.

Urban Design/Conservation Officer – Comments on the initial submission. Generally the design is an improvement on the previously withdrawn application being smaller in scale and with reduced massing. Generally the footprints have reduced giving more opportunity for permeability within the site along with more landscaping. It would be useful if a more detailed landscaping plan could be developed that would show the site in this context and especially show where more substantial landscaping such as more mature trees could be utilised. There remain some issues of overlooking between units especially where Block 1 is adjacent to Block 2 at a distance of as little as 7 – 8m.

Block 1

- Very substantial roofs in this building presenting something of a long featureless appearance with an unfortunate horizontal proportion.

Much of the fenestration is dull in character and adds to the unfortunate horizontal character. It needs a more vertical/classical proportion to help break it up.

The mixture of materials is not clear and an overuse of differing materials will obviously affect the cohesion of the site. Rather

than render panels the mass should be broken up by articulation of the elevations, feature brickwork and eaves detailing.

Block 2

We have not received a full set of elevations for this building.

There appears to be an overly fussy range of materials.

Once again scale and proportion is very horizontal.

There again appear to be overlooking issues especially at the point of the triangular form.

Revised drawings received 22/12/05

- I remain concerned regarding the overall lack of permeability through the site. The frontage of the site to Central Avenue remains blander than would be preferred.
- The materials section on the plans mentions horizontal banding. It was believed that previous discussions had concluded that this would be excessively fussy and should be removed. It is also suggested that a mixture of smooth and textured brick be used. Again it was decided that this would be excessively fussy and give the building the appearance of a patchwork quilt.
- I remain concerned by the extent of uPVC proposed, in terms of bargeboards and fascias, this is likely to be very over bearing due to the substantial gables etc proposed. It is suggested that alternative verge treatment be utilised.
- Within block 2 there still remain some very fussy and difficult roof elements, equally within the S/W elevation there appears to be a blank section with no indication of materials etc.

Landscaping and External Works

The landscaping plan still appears to make no reference to any species to be utilised within the project.

Linked to this it is virtually impossible to make out within the landscaping plan what are walls, planting paths etc within the walled gardens and surrounding internal layout of the site.

The walled gardens are an interesting feature; however there appears to be very limited adjacent access from the buildings making their use likely to be limited for the residents, once again resisting movement within the site.

Assessment

The site is identified in the Lancashire Structure Plan and the Draft Replacement Structure as a strategic location for development. The Chorley Borough Local Plan Review identifies the site as being within the Urban Village designation of Policy GN2. It is therefore not considered to be windfall housing to which the Windfall Housing SPG applies.

Policy GN2 states that high quality and phased development at the Royal Ordnance site will be permitted for purposes appropriate to the concept of an Urban Village, and will comprise a number of mixed uses including residential and office development. The principle of the development of the site for the purpose proposed was considered acceptable at the outline stage and this application seeks to address the detailed design and relationship of the buildings, parking areas and landscaping within the site.

The scheme is specifically for the over 55's in a private secure environment with separately managed specialist on-site facilities. A section 106 agreement was entered into at the outline stage to prevent the site becoming pure market housing and controlling the provision of the specialist facilities. A commuted sum is also to be paid to contribute towards community benefits.

The proposal is intended to provide a range of housing with care options for older people. The main building is to consist of 141 one and two bedroom apartments to provide independent and assisted living options. Occupiers may enter the village when little or no support is required and as dependency levels increase people may require care and support facilitated through the on-site domiciliary care team.

The common facility offers a number of leisure activities as well as specialist support with regard to systems management of information and further assisted care operation. These facilities are to include dining facility, bistro/bar, gym/physio/hydro therapy rooms, health and beauty parlour and craft and meeting rooms to allow social interaction between residents. The system is extendable in terms of service; so as to offer a high degree of individual care should the occupier require it in the future. The individual apartment layouts have also been considered with further adaptation in mind. The principal spaces of living, kitchen, primary bedroom and bathroom all designed with space standards in mind that reflect Senior Living with accessibility for wheel chair users to all key spaces.

In addition there is a specialist block of level 3-dementia accommodation, which offers an internal controlled courtyard with accommodation around it. This accommodation offers predominantly studio type or single bedroom accommodation with enhanced amenity facilities in direct access to the leisure spaces. The extra care flats have been designed to provide a simple layout with minimum use of walls and doors allowing easy access to toilets and living areas. Equally the layout of the restaurant, dining, activity and reminiscence rooms reflect a similar open and simplistic approach with a circular corridor system and access to a secure garden.

The comments of the Head of Housing Services are noted with regard to the dementia units, however the applicants have provided details of similar schemes they run in Humberside and Yorkshire and they believe that the business case is sound.

The Buildings are to be mainly two and three storey and be built mainly of brick with roof coverings generally of slate and having a vertical emphasis. Building frontages are set generally with a consistent line against Central Avenue with a development edge landscape buffer running between the site boundary and Central Avenue. The external boundary treatment intended to be decorative painted railings on top of brickwork. A single pedestrian entrance point is shown on to Central Avenue towards the northern end of the site to feed directly on to a proposed bowling green, which is to form part of the internal amenity area to the facility. It is considered that the form, materials and design generally accords with this part of the Buckshaw Village development. The separation distances between the three storey

elements and the adjacent existing residential development are considered to be sufficient to prevent any problems of overlooking or overbearing appearance. The details are considered to comply with policies GN2, GN5 and GN8.

The general layout promotes a series of general courtyards that have different functions, which are predominantly parking courts, amenity space or walled gardens. Vehicular access is to be taken via 2 vehicular access points. The northern access is from the Secondary Estate Road that runs between the proposed development site and the Debut Housing site to the north, which is connected directly to Central Avenue via a roundabout. It is considered that this access point will be predominantly for car traffic related to the residents, visitors to the site and staff associated with the support accommodation to the site. A second access is proposed to serve the southern part of the site directly adjacent to the BAE gated system control to their access road. It is expected that the internal road system will be privately maintained. The latest revised drawings have addressed a number of the concerns raised by South Ribble Borough Council on Highway Grounds and no objection is raised by the Council's Head of Public Space Services (Highways). The application details are considered to comply with policy TR4.

Open space is to be provided by the way of open landscaped areas surrounding the buildings, private walled gardens and a formal bowling green. This is considered to be sufficient to serve the type of the development proposed and give an adequate setting to the buildings.

Refuse collection to the site will form part of the overall management strategy which allows for site staff to collect waste from each of the blocks on a daily basis to be held in a central area adjacent to the service lay-by for contract collection pick-up.

Issues of fine elevation detail, materials and boundary treatments are still of some concern but the submission and approval of these prior to the commencement of development can be controlled through condition.

Conclusion:

The application is for the approval of reserved matters and the proposal complies with plan policy in terms of layout, design and impact on surrounding land uses. It is considered that there are no other material planning considerations that are of sufficient importance to justify refusal. The proposal provides a modern solution to an identified need to provide high quality, attractive residential accommodation for the over 55's and those in need of extra care and it is therefore recommended that permission be granted subject to appropriate conditions.

**Recommendation: Approve Reserved Matters
Conditions**

1. - Boundary Fencing Details

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.

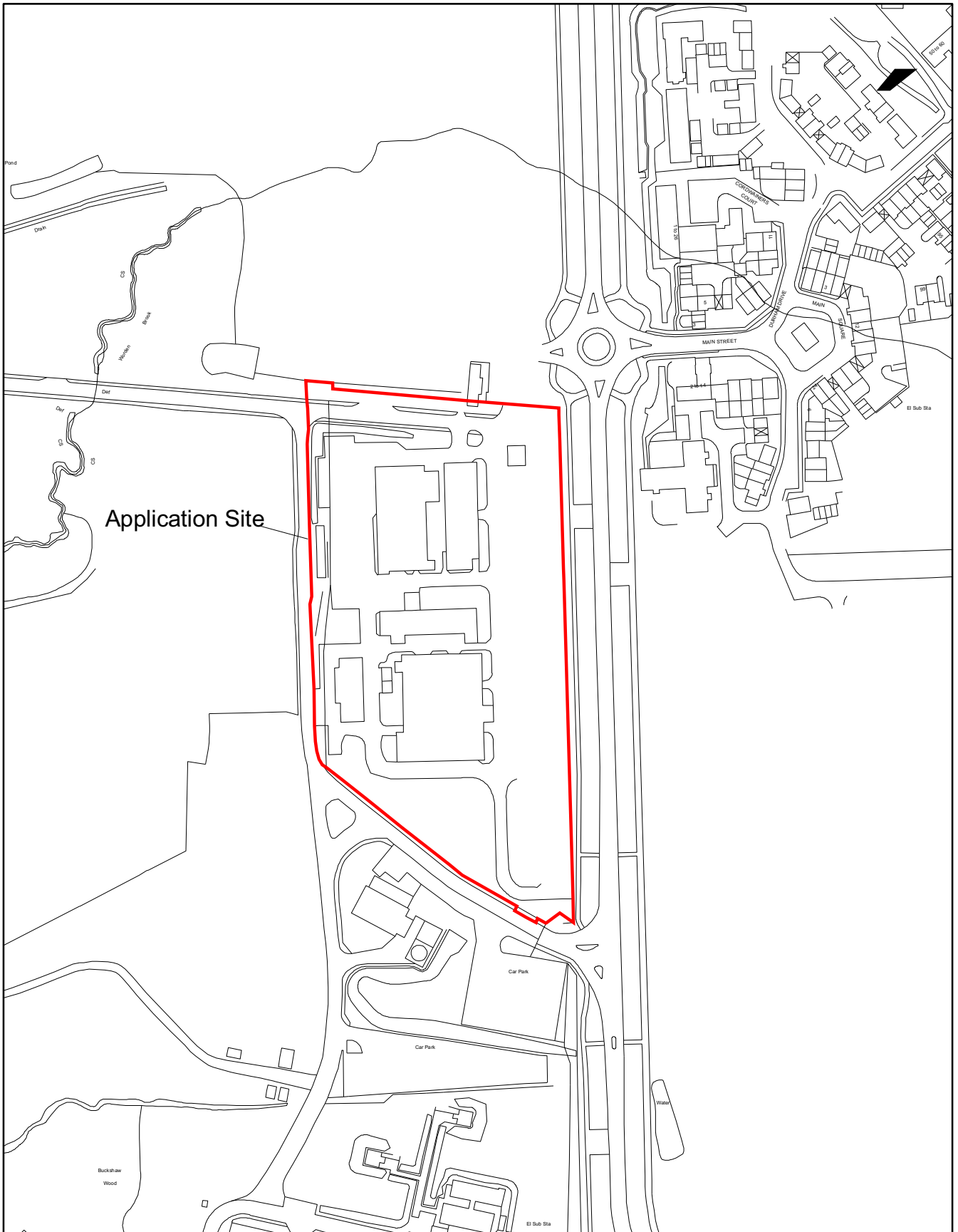
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

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.



Jane E Meek BSc(Hons) DipTP MRTPI
Head of Development and Regeneration
Chorley Borough Council

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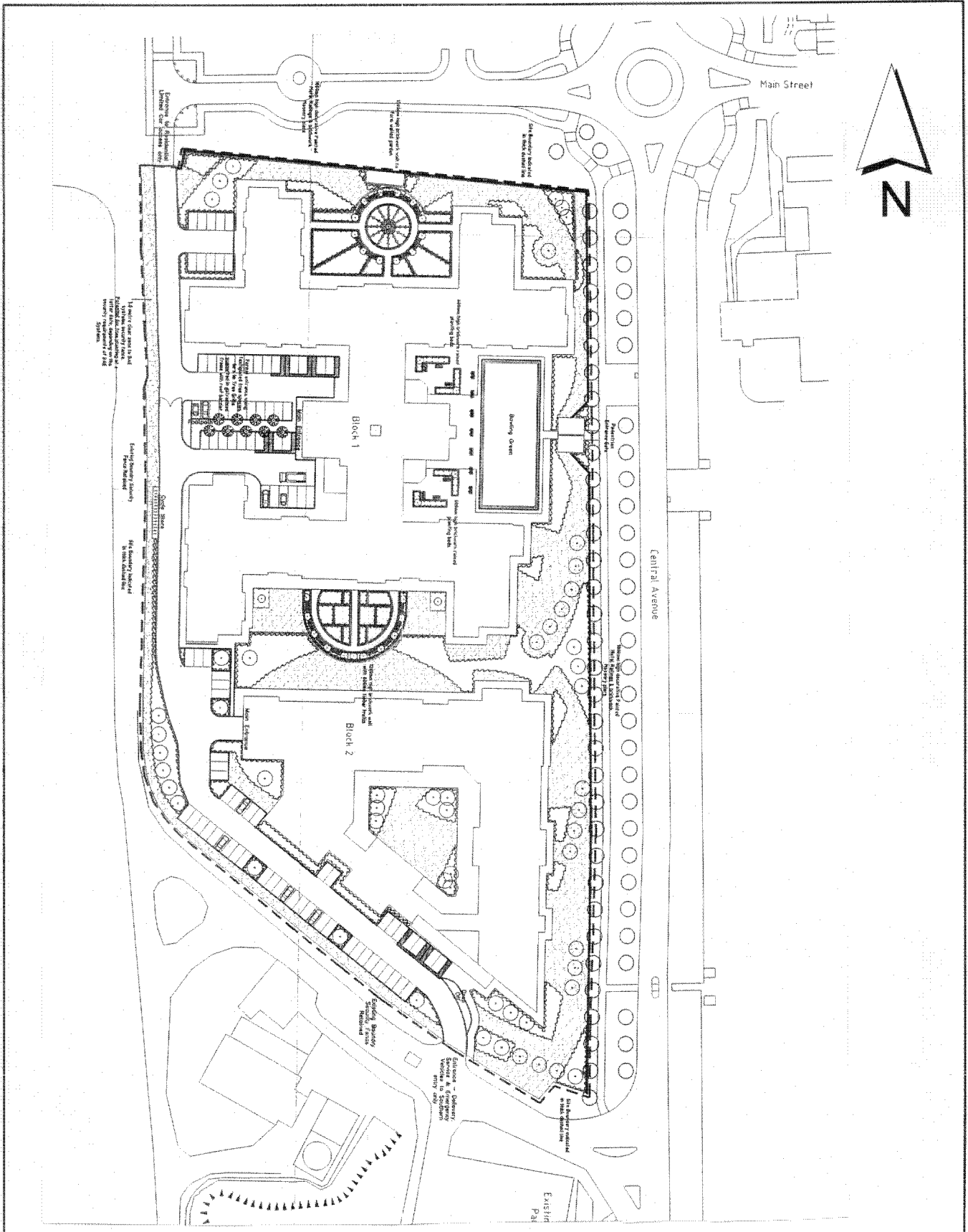
Application Number:
05/01074/REMAJ

Grid Ref:
E: 356189
N: 420571

Scale:
1:2,500

Agenda Item No.
A. 3

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<p>Application Number: 05/01074/REMAJ</p>	<p>Grid Ref: E: 356189 N: 420571</p>	<p>Scale:</p>	<p>Agenda Item No. A. 3</p>

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Item A. 4	05/01103/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger	
Ward	Chorley North East	
Proposal	Erection of 65 Bedroom Residential Care Home	
Location	Healey View Care Home Botany Brow Chorley LancashirePR6 0JW	
Applicant	Orchard Care Homes Ltd	
Background	<p>This is a detailed application for the erection of a new care home principally on land on Daisy Fold although there is a partial site frontage to Botany Brow. There is currently a three storey LCC care home on the site which is now redundant and which has been sold off by the County. The building is built in grey brick with an awkward roof detail. It has quite steep gable details at either end adjacent existing residential properties.</p> <p>The replacement building is also predominantly of two and three storeys although it does have an additional upper floor roof space accommodation in the central portion of the building creating an additional floor for kitchen and utility space. This is 13 metres to ridge height at this point. It also has a single storey wing running east/west at the front. The proposed building would have a somewhat larger footprint than the existing one, coming closer to 8 Daisy Fold at both the three storey and single storey elements but maintaining at least 6.7metres separation from the detached dwelling.</p> <p>For the most part it is a larger building than the one it replaces. It would be dominant in the street picture to Daisy Fold as well as the south elevation being apparent at certain angles from Botany Brow. The north elevation would be visible from the M61 and the canal over a wider distance, but the trees to be retained would diminish shorter views from Botany Brow.</p> <p>13 car parking spaces are proposed in a new car park at the rear of the site, although this would result in the felling of five trees between the existing building and 44, 46 & 48 Botany Brow and at the back of the existing building. In addition, two additional trees would require to be felled at the east side of the existing building in order to accommodate the new building footprint.</p> <p>A planning and design statement and a Travel Plan accompany the application.</p>	
Planning Policy	<p>HS17 – Sheltered Housing Care Homes etc GN5 – Design of new development.</p>	
Planning History	<p>00/935 – The laying out of 12 space car park – Approved. 03/634 – Outline application for residential development -</p>	

withdrawn.

**Consultees
Responsee**

LCC Environment Directorate – Highways – No objections.
 Head of Public Space Services – Tree Officer: Trees not currently protected by a TPO; there are several notable silver birches and alders that contribute to the setting of the existing building and which would be worthy of a TPO; however the proposed footprint of the revised building and the new car park would conflict with the idea of retaining the trees and these would have to be amended if the identified trees were to be retained.
 Urban Design Officer – see in the context of the application ‘assessment’ section.

Highways Agency – No objections.

**Third Party
Representations**

One letter received on behalf of property landlord – citing no objections.

Applicant’s Case

The applicants are an experienced provider of this type of home; the new development has been designed to take account of both the siting, massing and form of the existing building in order to allow it to fit satisfactorily into its setting; it is a logical re-use of the site given the long established use on site for residential care; the hipped roof will minimise the impact of the proposal; the grounds are spacious with established planting, much of which will be retained; impact upon adjacent residential amenity should be minimal with the spacing standards meeting or exceeding Council privacy standards upon residential developments.

Assessment

The principal issues here are those of the design and massing of the new building as well as any impact upon residential amenity together with impact upon trees on site. Though there would be increase in bedrooms at the home in comparison to the former home, this is not a specific issue in its own right but it is more of a case of whether the increased size of development can be accommodated on site without adverse impact.

The existing building is of poor quality in terms of its design and appearance and there is an opportunity to seek a good quality replacement development. The fact alone that the new building would be an improvement upon its predecessor is insufficient justification for granting planning permission. The Urban Design Officer echoes these views. With this in mind officers have sought modifications to the design in order to reduce its apparent bulk particularly at an upper level.

The use of materials in the elevations has been rationalised to a simple brick form throughout. The roof detail in juxtaposition to neighbours in Botany Brow and 8 Daisy Fold is hipped and has a less austere impact than the gable forms of the existing building. Given the institutionalised use of the proposed building, fenestration detail is bound to be somewhat repetitive but there is sufficient variety in other aspects of the design, particularly in that of the more prominent south elevation, to mitigate against that.

The middle segment of the building clearly would have much more presence than in the current building and would be higher, rising 2.5 metres above the adjoining ridge height to the three-storey element. However, there is little or no resultant impact from this upon adjacent residential amenity. The face of the half-hip would now be tile hung in order to appear as if part of the remainder of the roof corridor running east- west. Timber cladding, previously identified upon the faces of the upper floors has now been deleted.

Upon tree matters there are several alders and a silver birch providing screening of the existing westerly elevation of the building that would be felled to provide access to the proposed car park to the rear/north of the new building. Some trees to the north boundary would also be felled. A silver birch and sycamore would be lost to form the car park area while the most prominent tree of all, a 10 metre silver birch to the east of the existing building, would be lost as it would be too close to the new face of the three storey element.

Any felling of mature trees that contribute to visual amenity in a locality is considered very unfortunate and there has to be reasonable rationale for this or adequate mitigation measures. The applicants argue the difficulty and suitability of building too close to existing trees which have matured since the original building was built, and as mitigation they have submitted structural landscaping proposals to identify the planting of new trees. The frontage planting would be retained and though individually of no special merit the grouping is attractive as viewed together. Much of the copse of silver birch trees to the north east site boundary, adjoining 8 Daisy Fold would be retained and thus providing an effective future screen of the replacement building from the rear garden of that property.

The very heavy branches at a lower level detract from the mature silver birch close to the existing building. The tree would have benefited from some crown lifting at an earlier date and its shape is now not outstanding and not especially characteristic of Silver Birch. It is too close to the proposed development and could not realistically be retained. On balance its removal is accepted. Planting of new extra heavy standard specimen trees is recommended to replace the trees that would be lost.

Conclusion

It is considered that this is an appropriate land use for this site replacing a similar one that has been long standing. The proposed building, though with a slightly larger footprint and more substantial overall, is now considered appropriate and can be recommended for approval.

Recommendation: Permit Full Planning Permission

Conditions

1. The approved plans are:

Plan Ref.
44-P-8-24-A

Received On:
13-12-05

Title:
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
	8-12-05	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.

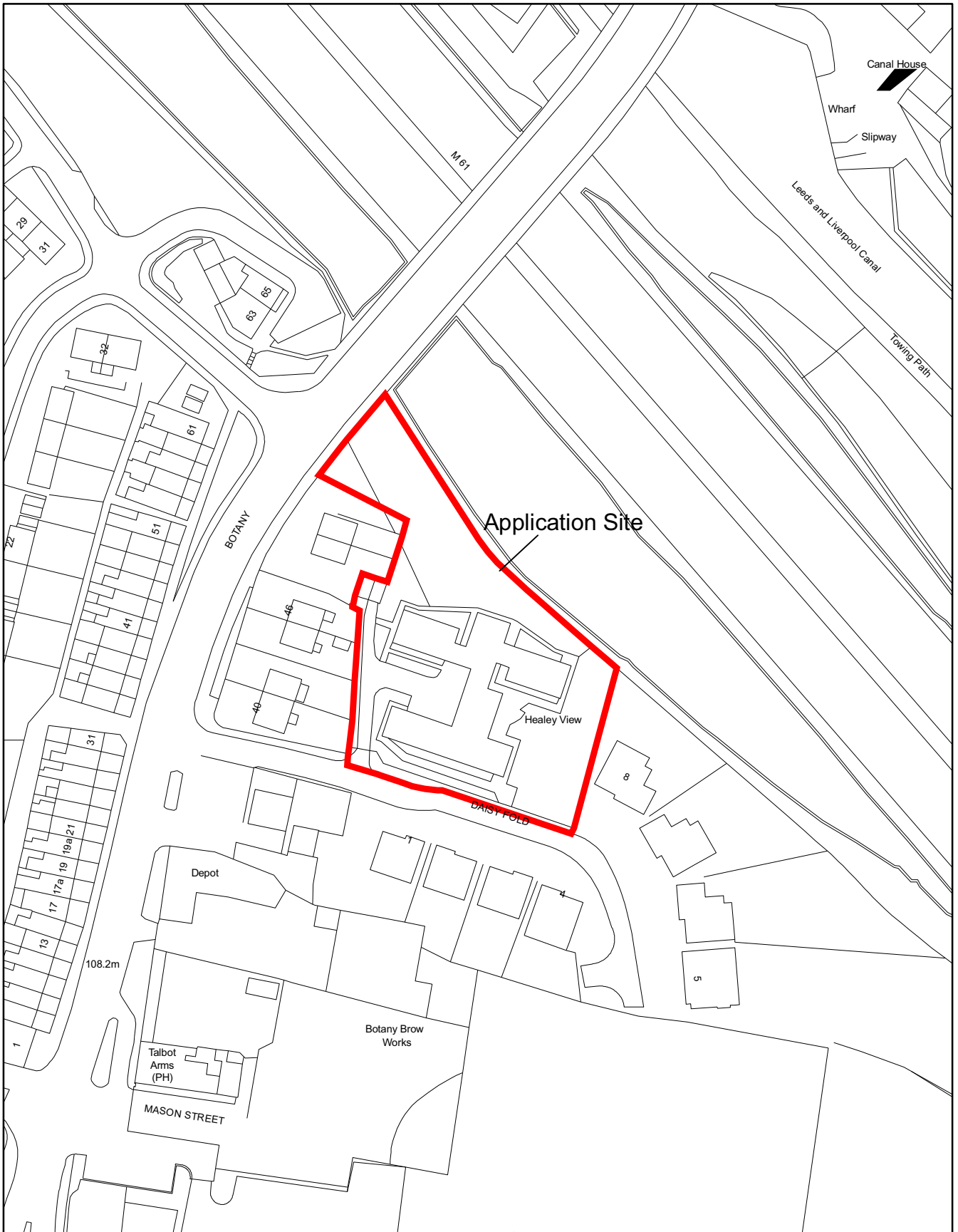
5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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.

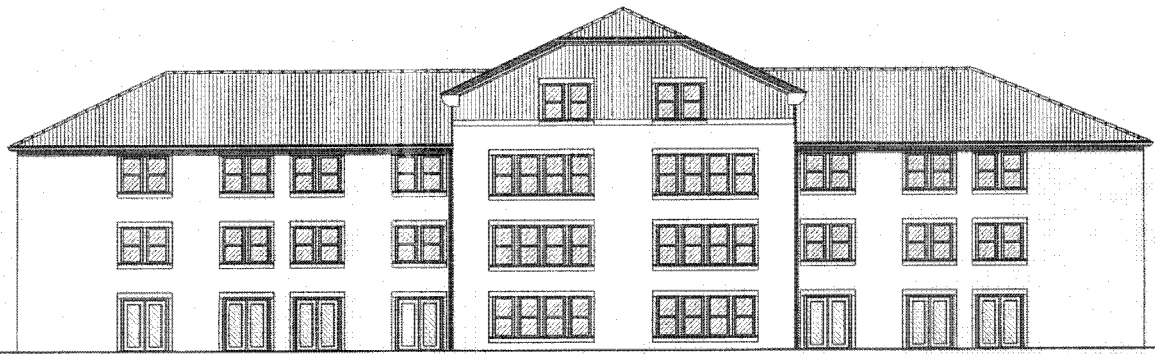
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

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<p>Application Number: 05/01103/FULMAJ</p>	<p>Grid Ref: E: 359322 N: 418670</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 4</p>

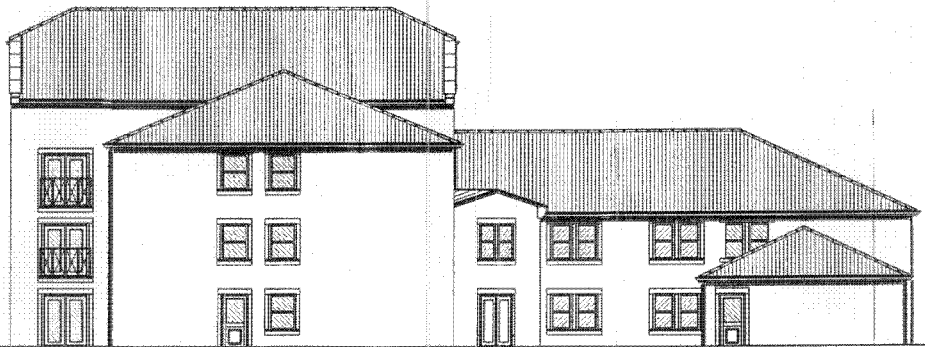
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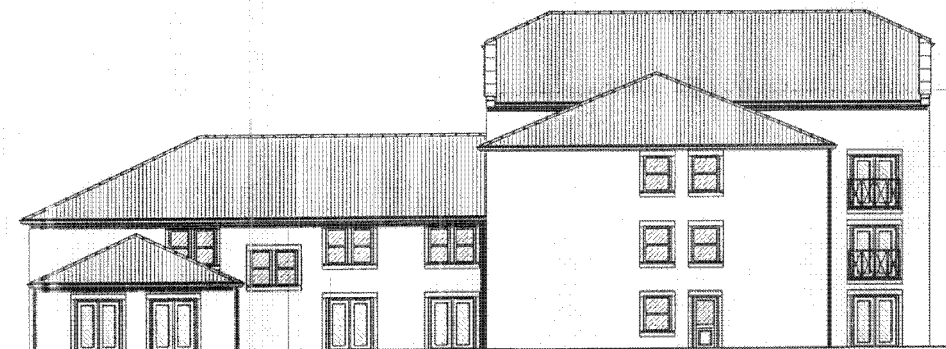
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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Application Number:
 05/01103/FULMAJ

Grid Ref:
 E: 359322
 N: 418670

Scale:

Agenda Item No.

A. 4

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Item B. 1	05/00510/FUL	Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger	
Ward	Lostock	
Proposal	Extension to existing stable block	
Location	Land South Of Garstang Farm Ulnes Walton Lane Ulnes Walton Lancashire	
Applicant	Mr John Barlow	
Background	<p>This is an application to extend a block of existing stables (3.6 x 7.4m.) on land off Ulnes Walton Lane, which were originally approved in February 2004 for the purposes of breeding horses. The site is in the Green Belt. The current application has been amended at officers request since its original submission in order to afford a stabling area to meet that reasonably needed as an extension to a business only set up less than 18 months ago. Five separate facilities were originally applied for (in an extension 24 metres long) under the scope of this application but an enlarged single stable area has now superseded these. The extension is to the southern end of the western most wing of the 'u' shaped block with height and materials as in the existing block. In addition, proposed floodlights have been deleted from the submission.</p>	
Planning Policy	<p>EM5 – Extension of an existing rural enterprise. GN5 – Design of Proposed Developments.</p>	
Planning History	<p>03/640 – Block of stables approved; not all the conditions attached to this consent have been complied with and this has been investigated separately by the enforcement team.</p>	
Consultees Responses	<p>Ulnes Walton Parish Council – No objections in principle subject to it being used for stabling in connection with the previously approved horse breeding activity however additional horse breeding activities could result in aggravation to traffic congestion with existing vehicles visiting the premises.</p> <p>LCC Senior Traffic Engineer consulted upon the access arrangements as they currently stand.</p>	
Third Party Representations	<p>7 letters of objection, but in all five households in the vicinity (in Ulnes Walton Lane) are represented. Concerns expressed and objections identified are as follows, although comments about the originally intended floodlighting are not included:</p> <ul style="list-style-type: none"> • Extension will further destroy the open aspect of the countryside in this location and prejudice green belt policies. 	

- The original stable block is not located as originally identified on the original application plans. This has prejudiced local residents and has affected the setting of their properties, while the building is in a much more open and prominent position. Any further extension of it would be unacceptable.
- Inadequate access onto Ulnes Walton Lane causing dangers to traffic on what is a dangerous road.
- Landscaping undertaken to date is inconsequential and does not screen the development undertaken. Heavier landscaping now needs to be undertaken especially if the Council approves this development.
- The present level of horse breeding activity undertaken on site to date does not warrant any extension to this existing building.

Adjacent residents have been re-consulted upon the amendment to the size of the proposed extension and the removal of the proposed floodlights to the sand paddock. Any additional views received will be reported in the addendum.

Applicant's Case

The applicant has now purchased new equine bloodstock. The existing stables meet the original need of the identified horse breeding enterprise but the applicant has identified that these do not meet the overall need of 'safe care and welfare of mares, the stallion and ultimately the foals'. The new facilities will also enable young horses to be stabled together but away from more mature equine stock involved in the breeding process. It is considered that the extension is now modest in scale and meets the Development Plan policies. The yard area to the stables has now been reduced back to that approved.

Assessment

The main issue in the determination of this application is whether there is sufficient justification for additional built development in the Green Belt in association with an existing rural enterprise in accordance with policy EM5.

As noted above, the size of the extension now applied for has been reduced by over 16 metres. The 24-metre extension could not be justified and incorporated accommodation that should have formed part of the original development proposal (i.e. store, feed room, tack, w.c.). The extension now applied for is considerably more modest and represents a stable quarter intended for the grouping of the younger horses as identified in the applicant's case above. The use would be in association with the existing horse breeding use on site and not any separate livery use. That would be conditioned if the application were approved.

Officers met the applicant on site to clarify his use of the stables since the operation began last year and he was able to confirm that he has since changed his working practice to allow the use of modern artificial insemination techniques as opposed to sending horses away from the site to a stud before being returned to site for birth and rearing – this has led to queries about empty stables.

He has confirmed that all the accommodation initially approved will be utilised and that the larger stable area now applied for is necessary. There is no reason to suggest that the stable block is being used for anything other than the breeding use originally applied for. A small period of livery for a neighbour has now ceased and was not for financial remuneration.

Policy EM5 is the best policy for assessing a business of this nature in a rural area. It is considered that scale, design and materials are acceptable while the size of the extension applied for would not harm open aspect in the countryside. In terms of potential harm to adjacent residents, it is not considered that this extension itself will result in any harm to residents. Clearly several are very aggrieved that the position of the stable block was altered to a position west of the existing ditch on site after they had been consulted and after planning permission had been granted. The revised position of the stable block was accepted as an officer amendment.

Finally in terms of traffic generation, the extension ought not to increase the capacity of the existing business and in terms of the revised operating practice intended there ought to be less comings and goings to site. The configuration of and materials for the access onto Ulnes Walton Lane is not as originally intended. A detailing has been agreed with the applicant's agents, which would not result in widespread removal of the frontage hedgerow. The works will be now required to be implemented prior to the erection of the extension, and within 2 months of the date of any planning permission granted here for the extension.

This further application affords the opportunity to re-impose the conditions not previously adhered to as well as re-addressing the issue of landscaping for the amended position of the stable block as well as landscaping works not entirely in accord with what was previously approved. The applicant has not indicated any unwillingness to resolve any of the outstanding matters but cost and time implications have apparently delayed their resolution. Appropriate conditions are now appended to this recommendation. Several are re-iterated from the initial application for stables on the land, while some are adapted and modified now requiring an early completion of requisite outstanding works.

Conclusion That planning permission is granted for the extension now applied for subject to the conditions attached.

Recommendation: Permit Full Planning Permission

Conditions

1. The approved plans are:

Plan Ref.
SAA/953.02
S02/1199/3

Received On:
29/11/05
29/11/05

Title:
Site Layout Plan
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.

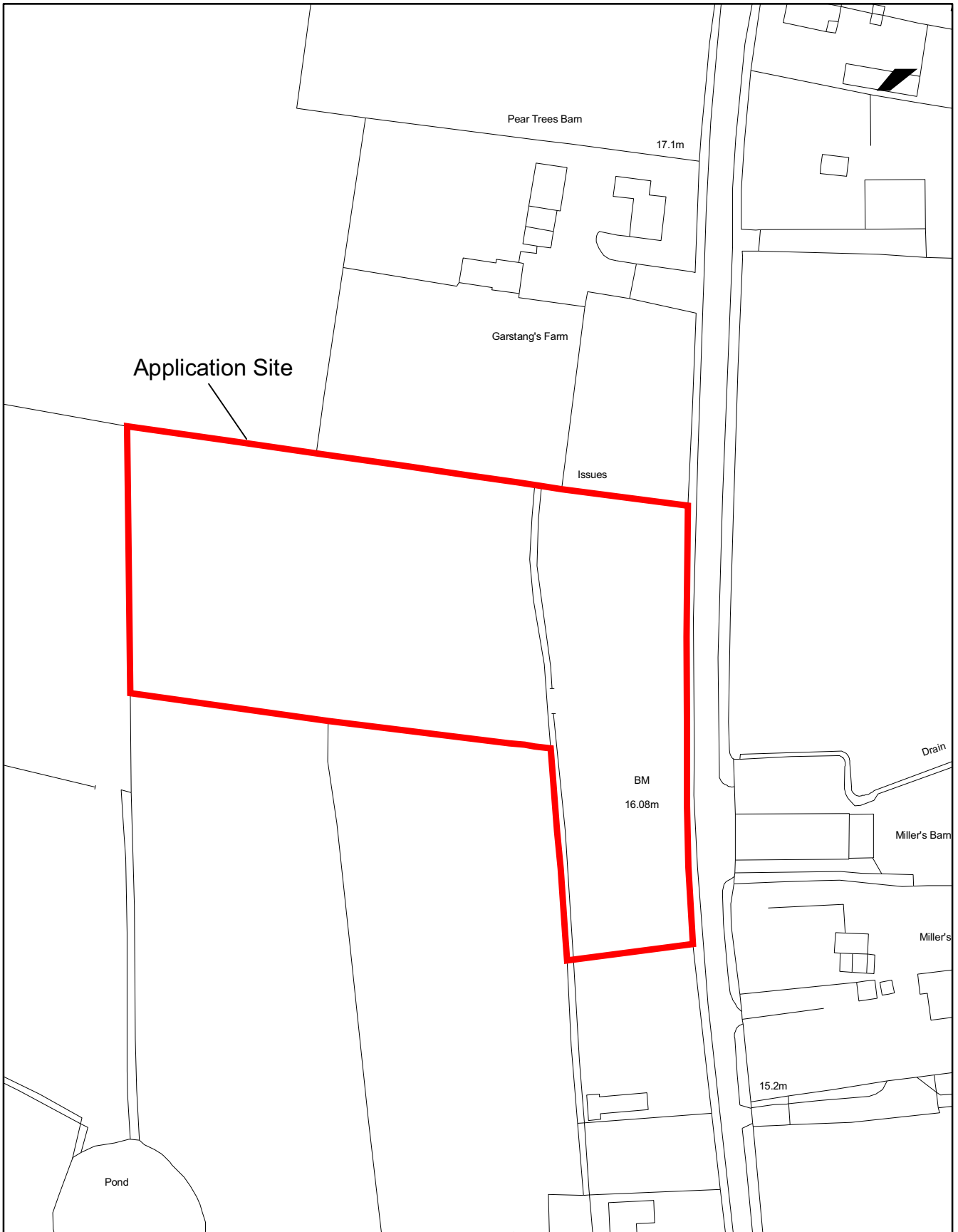
8. That condition no. 4 to planning permission 03/0640 is re-iterated in that the requisite works have not been discharged to the satisfaction of the Local Planning Authority; the works shall be undertaken in a material to be agreed with the Local Planning Authority within 2 months of the this decision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

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<p>Application Number: 05/00510/FUL</p>	<p>Grid Ref: E: 351338 N: 420865</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 1</p>

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Item B. 2	05/01008/FUL	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Construction of workshop to be used for the repair of motor vehicles	
Location	2 Swansey Lane Whittle-Le-Woods Lancashire PR6 7NT	
Applicant	Mr S Karefoot	
Background	<p>This application proposes the erection a workshop to be used for the repair of motor vehicles. The workshop is to be located within the domestic curtilage of No. 2 Swansey Lane. It would measure 10.1m by 12m by 3.2 m high to the eaves and 6.7m high to the ridge. It is proposed to construct the front elevation from brick to match the existing bungalow on the site. There would be two roller shutter doors on the front also. The other three elevations and roof would be constructed from metal cladding. It is proposed to remove 7m of the east boundary hedge and replace it with a 0.6m high brick wall with railings an additional 0.75m high. It is also proposed erect a 1.8m high post and panel fence to separate the rear of the garden of the bungalow from the garage. It is also proposed to hard surface of the site entrance.</p>	
Planning Policy	<p>The application site lies within the settlement boundary of Whittle le Woods as defined in the Adopted Chorley Borough Local Plan Review. The following policies are relevant:</p> <p>GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats EP19 – Development and Flood Risk EP20 – Noise EM7 – Employment Development in Residential Areas TR4 – Highway Development Control Criteria</p>	
Planning History	<p>83/690 Change of use from utility room to preparation room for potatoes and fish and provision of trailer parking area Approved</p>	
Consultees Responses	<p>Head of Public Space Services (Traffic and Engineering): No comments, except to confirm that any alterations to the roadway, including the footway (such as extending the crossing) require permission from Public Space Services.</p> <p>Head of Environmental Services: No objections</p> <p>Lancashire County Council Highways: No comments.</p> <p>Whittle le Woods Parish Council: Neighbours should be consulted for their views.</p> <p>Clayton le Woods Parish Council: Object on the grounds that Swansey Lane and the junction of Preston Road is already congested with cars causing traffic problems and inconvenience to residents.</p>	

Environment Agency: The site is located in an area at medium to low risk of flooding. In accordance with PPG25 and the Agency's Flood Risk Standing Advice, a flood risk assessment should be prepared and submitted with the application. Based on local knowledge of the area, the risk of flooding is considered to be minimal. Provided that the applicant confirms in writing that ground floor levels of the proposed building will be set as high as reasonably practicable (ideally at 600mm above existing ground floor level, but a minimum of 300mm), then we would consider that this would represent a satisfactory flood risk assessment in the circumstances. The addition of an informative is also recommended.

Third Party Representations

Twenty three letters (fifteen of which are the same letter submitted by different residents) of objection have been received from neighbouring residents. They make the following comments:

- The proposed building is too large and would be a dominant feature from neighbouring properties;
- Impact on residential amenity from noise. Residents experience a lot of nuisance already from these premises and other commercial uses nearby. The type of metal building proposed would have inadequate sound insulation;
- The proposal would worsen problems with highway safety and parking in the area. The area is very congested with vehicles parked on the road and pavements already related to the surrounding uses and chip van being operated from the premises. Vehicles already have difficulties turning into Swansey Lane from Preston Road. Vehicles are already driven up and down the road to test their brakes;
- The applicant states that no trees will be fell, there were several trees felled in the summer;
- The business is already being operated;
- Such a use is out of character in a residential area;
- The business will not be used for car repairs, services etc.; rather for the repair and sale of 4x4 vehicles;
- How will oil etc. be safely disposed of?

Applicant's Case

The applicant has provided the following in support of their application:

- The number of parking spaces proposed is sufficient to support the size of the garage and workload;
- It is intended to widen the access to the property and remove part of the boundary hedge at the end of the drive and replace it with a low wall and railings;
- It is understood that the chip van would be relocated if permission is granted for the garage (removing the need for deliveries and movements of the chip van);
- Noise problems from the mill should not be considered as part of this application;
- The materials can be changed to brick and block with a tiled roof to help reduce noise pollution and be in keeping with the existing house appearance;

Assessment

The main issues to consider in determining this application are: impact on neighbour amenity, impact on highway safety, flood risk and design and appearance.

Neighbour amenity:

The southern boundary of the site (rear) abuts the boundary of Swansey Mill, which houses a variety of different employment uses. The eastern boundary of the application site abuts the rear entrance to Swansey Mill. The north of the application site (front) abuts Swansey Lane. Opposite the site to the north is a sheet metal works and the side of Swansea Garage. Further to the east are residential properties along Swansey Lane and Derek Road. To the west of the application site is a parking area used by the business premises at No. 348 Preston Road (an off licence and beauty/tanning salon and also in the past sandwich shop). This is separated from the application property by some shrubbery and a fence. The parking area is also at a higher ground level than the application property. The nearest residential property to the application site is 348 Preston Road. The proposed garage would be 28m from the rear of this property (25m to the boundary). The nearest properties on Derek Road would be approximately 45m from the proposed garage and the boundary of their rear gardens would be 20m from the proposed garage. The nearest residential property on Swansea Lane would be approximately 45 m away.

The land uses immediately surrounding the application site are therefore predominantly commercial and industrial uses, although the wider area is largely residential. Policy EM7 of the local plan states that new small scale employment development will be permitted in areas where housing is the principal land use, provided there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking.

The size and scale of the proposed building is such that the level of activity would be limited. Conditions could be imposed limiting the hours of operation, requiring the storage of chip van to cease and prohibiting any outdoor storage. The site does not directly abut the boundary of any residential properties and I do not consider that an operation of the scale proposed would give rise to any significant detriment to the amenities of neighbouring residents, given the nature of many of the other surrounding land uses.

Highway Safety:

At present this area of Swansey Lane is used heavily for on Street Parking by the various surrounding commercial uses. Four off street parking spaces are proposed by the applicant. The Lancashire County Council Adopted Parking Standards indicate that a maximum of three spaces should be provided. The applicant states that up to three people would be working at the premises and eight vehicles would be visiting the premises daily.

Given the concerns raised by the neighbours regarding the difficulties caused by existing on-road parking and volumes of traffic in the area it is considered that an increase in parking provision at the site would have positive benefits, particularly in accommodating short term visitors to the premises. An increase in traffic may occur, however given that no objections have been received from LCC Highways, I am satisfied that this does not

represent such an intensification of the existing situation to cause a danger to highway safety. I am of the opinion that a refusal of the application on highway safety grounds could not be sustained.

Design and appearance:

The size, scale, design, appearance and proposed materials are considered to be acceptable. It is not considered that the building would appear unduly large or prominent when viewed from outside of the site. It would be screened on the east boundary by an existing hedge.

Flood risk:

The applicant has confirmed that the floor levels would be a minimum of 300mm above the existing ground level. Subject to the imposition of an appropriate condition regarding the ground floor levels of the proposed building I am satisfied that the proposal would not be at undue risk from flooding.

Conclusion

Providing that appropriate conditions are attached to the proposed development it is considered that the concerns of the residents can be adequately mitigated. The proposal is accordingly recommended for approval.

Recommendation: Permit Full Planning Permission

Conditions

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

Reason: Required to be imposed by Section 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.

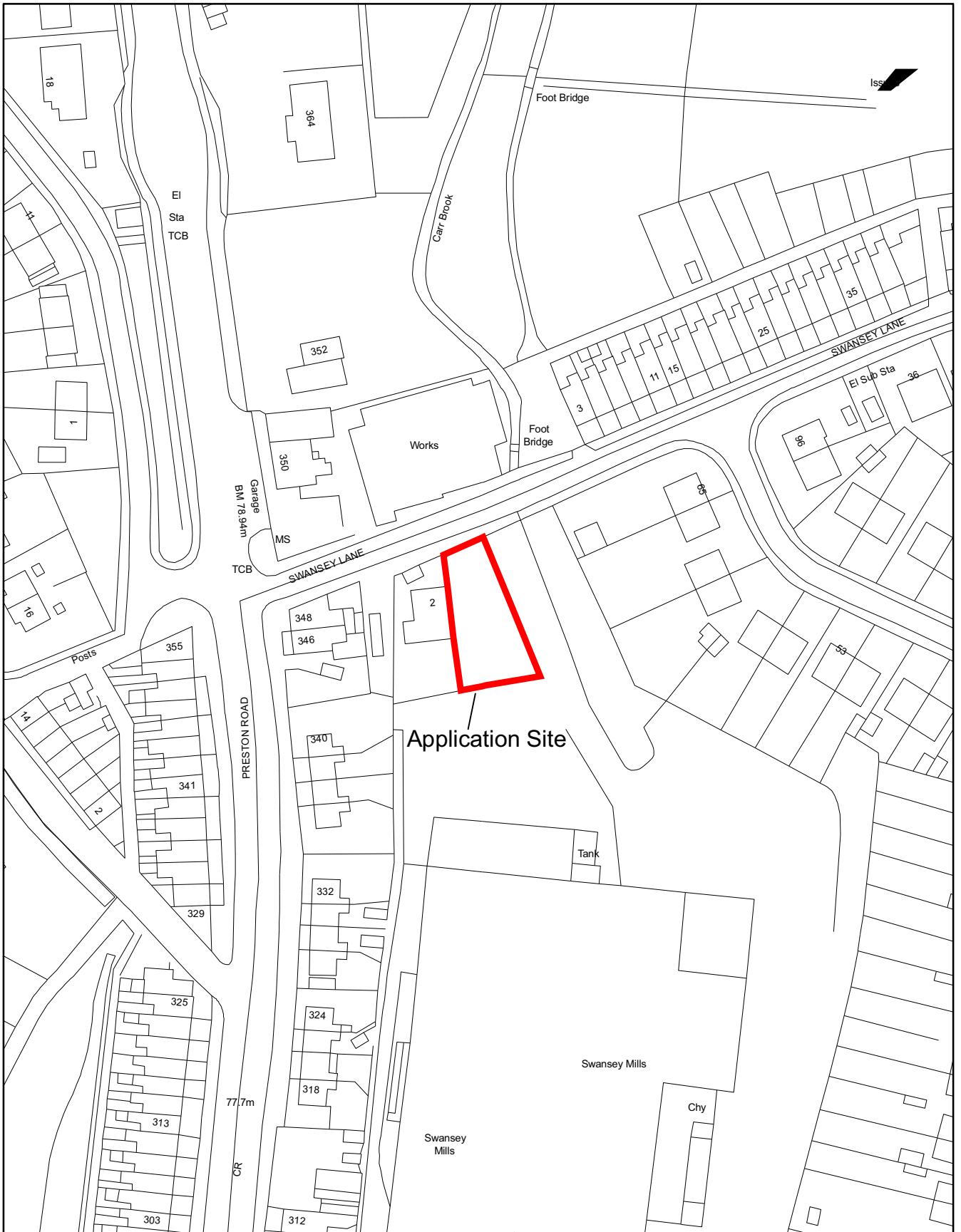
Reason: In the interest of the amenity of the area and in accordance with Policy No. EM7 of the Adopted Chorley Borough Local Plan Review.

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.



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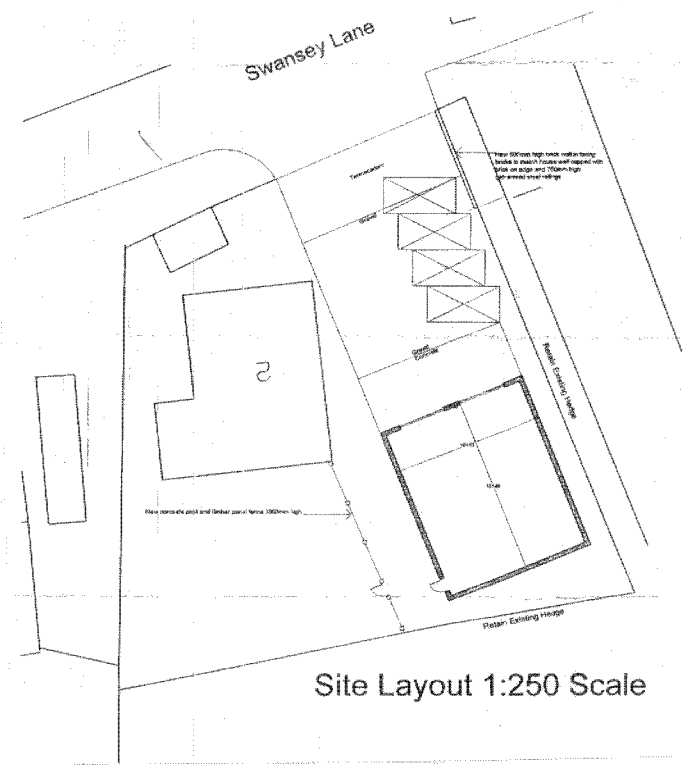
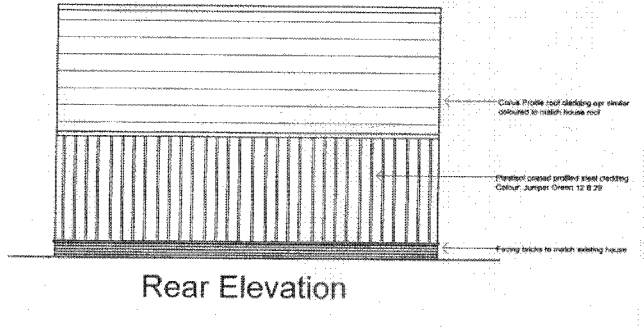
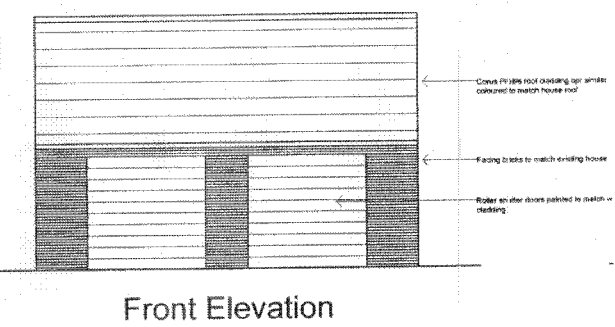
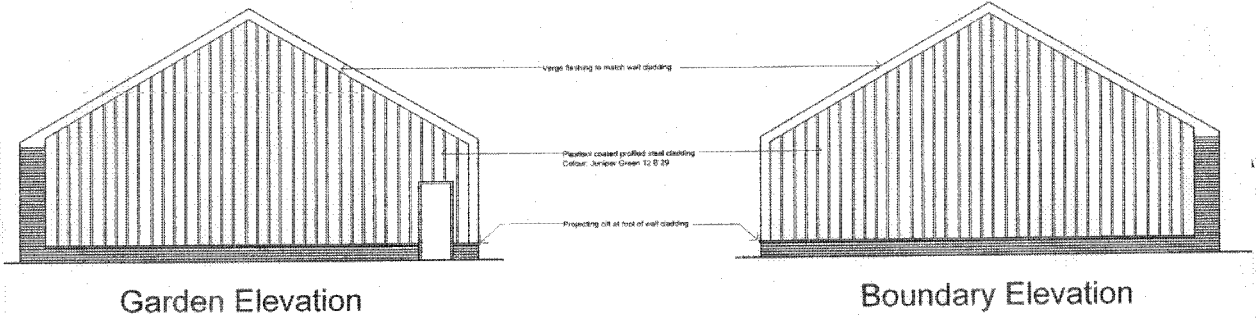
Application Number:
05/01008/FUL

Grid Ref:
E: 357988
N: 422271

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1:1,250

Agenda Item No.
B. 2

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<p>Application Number: 05/01008/FUL</p>	<p>Grid Ref: E: 357988 N: 422271</p>	<p>Scale:</p>	<p>Agenda Item No. B. 2</p>

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Report

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	17.01.2006

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	05/01104/COU	Refuse Full Planning Permission	39 Chapel Street Coppull Lancashire PR7 5AS
D. 2	05/01144/FUL	Permit Full Planning Permission	Mast At Oaktree Lodge Runshaw Lane Euxton Lancashire
D. 3	05/01170/FUL	Permit Full Planning Permission	Plocks Farm Liverpool Road Bretherton Lancashire PR26 9AX

Continued....

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Item D. 1	05/01104/COU	Refuse Full Planning Permission
Case Officer	Miss Lyndsey Cookson	
Ward	Coppull	
Proposal	Change of use of council land to garden and erection of wall/fence around the site,	
Location	39 Chapel Street Coppull Lancashire PR7 5AS	
Applicant	Mr A Ainsworth	
Proposal	<p>The application is for the change of use of public open space (council land) to a private garden and the erection of a 1.8 metre wall/fence to the side and rear of this land, adjacent to the highway.</p> <p>The site is adjacent to property no. 39 Chapel Street, on a corner plot where Chapel Street meets Arcon Road.</p> <p>The 1.8m high wall/fence will comprise of a 0.4m dwarf brick wall, brick pillars 1.4m in height and approximately 0.5m in width, and wooden fence panels (diagonally spaced for a partially screening effect) in between the pillars 2.4m in length.</p> <p>The application is being put forward for committee as requested by Cllr KW Ball.</p>	
Policy	<p>GN1 Main Settlements GN5 Building Design</p>	
Planning History	<p>A previous application 05/00803/COU has been refused. The siting of the wall/fence in the current application has been revised, to accommodate for three planting beds and two trees between the fence and the highway.</p>	
Consultations	<p>Lancashire County Council's Highways department raise no objections.</p> <p>Coppull Parish Council raises no objections.</p>	
Representations	<p>No comments have been received.</p>	
Assessment	<p>The gardens of properties no. 1 and 18 are sited adjacent to the highway, therefore changing the proposed piece of land into a private garden would be in keeping with the streetscene.</p> <p>The applicant has attempted to soften the impact of the wall/fence by proposing vegetation and diagonal cladding fencing. However, the Council would have no control over the maintenance and upkeep of this planting.</p> <p>The immediate area reflects a character of openness, evident by minimum boundary treatments at neighbouring properties and</p>	

open space land opposite the site, landscaped with vegetation and a grassed area. The proposed vegetation in front of the wall/fence would be visible against man-made screening and enclosure. This does not reflect the openness of the area, therefore the design does not relate well to the immediate surroundings.

Neighbouring property no. 18 The Hazels, to the east of the site, is a corner plot which has incorporated a dwarf wall 0.5m in height. Neighbouring property no. 1 The Hazels, which faces no. 18, is also a corner plot to the east of the site, and has a 0.5m dwarf wall with 1m high pillars infilled with vegetation. To the side of this property is a 1.8 metre high wall/fence, but this cannot be a comparison to the proposal as it set back from the corner and offset from the highway.

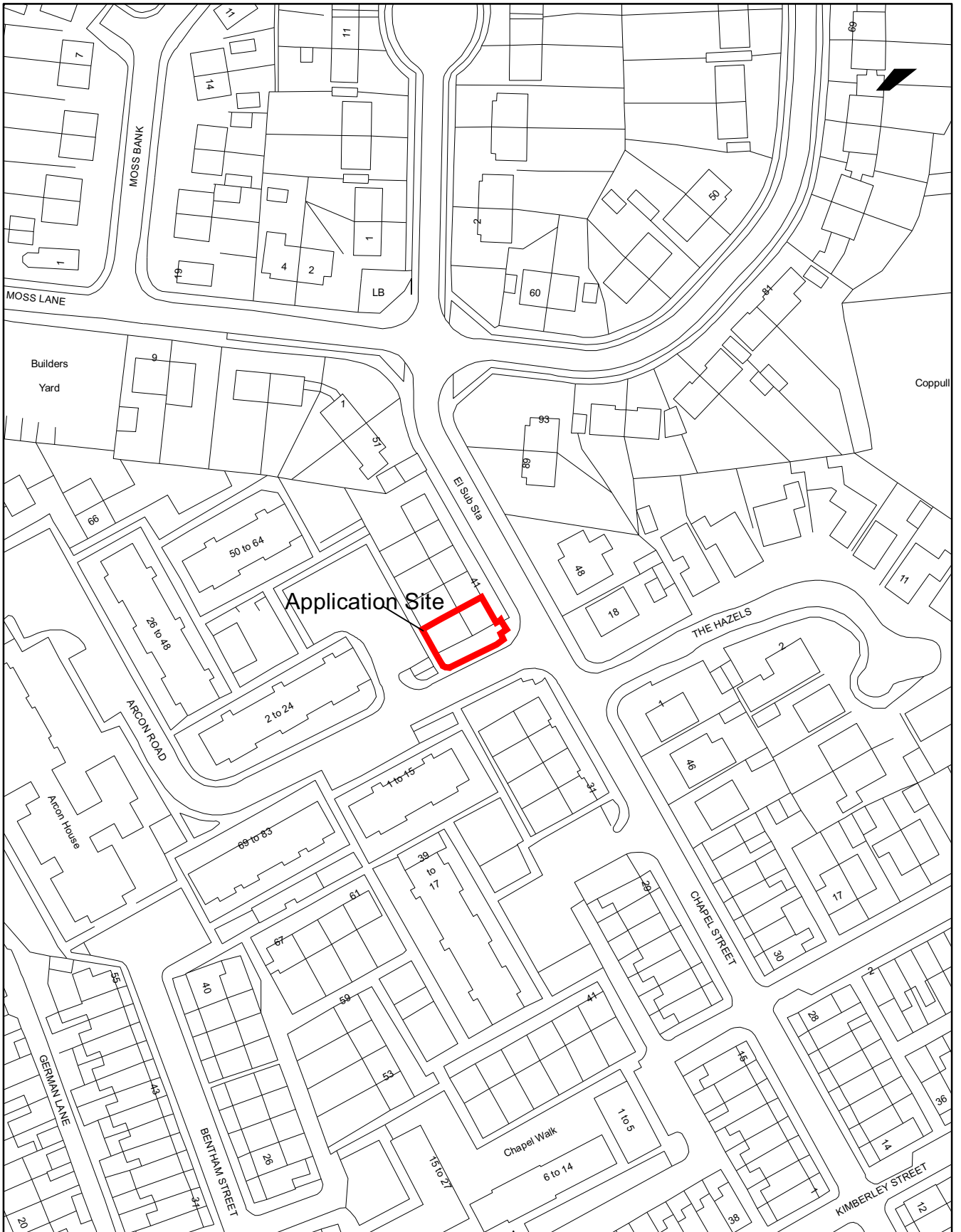
The proposal would have no undue impact upon the amenities of neighbouring properties as it is located adjacent to the highway, and although overlooked by no. 1 and 18 The Hazels and the block of flats on Arcon Road, there is a considerable distance between.

The development would have an adverse effect on the open character in the immediate surrounding area, contrary to policies GN1 and GN5 of the Local Plan Review. The proposed planting in front of the wall/fence would soften the impact, but the Council could not control this, and it wouldn't significantly reduce the prominence of the wall.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposal, by reason of the height and siting of the boundary wall, would be visually obtrusive and detrimental to both the appearance of the street and the amenity of the area. This development is inappropriate as it does not relate well to the immediate surroundings which reflect a distinctive open character. The proposal is therefore contrary to policy GN1 and GN5 of the Adopted Chorley Borough Local Plan Review.



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Application Number:
05/01104/COU

Grid Ref:
E: 356218
N: 414330

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Agenda Item No.
D. 1

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Item D. 2	05/01144/FUL	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Euxton North	
Proposal	Extension of existing 15 metre telecommunications tower to accommodate 12 no. antennas and 1no.0.6 metre transmission dish (overall height 22.3 metres) with associated radio equipment housing and ancillary development.	
Location	Mast At Oaktree Lodge Runshaw Lane Euxton Lancashire	
Applicant	O2 (uk) Ltd / T. Mobile (uk) Ltd	

Proposal This application proposes extending an existing telecommunications mast from 15m in height to 20m in height. The antennae add a further 2.5m to the total height. At present there are three O2 2G antenna and a microwave dish. It is proposed to add three O2 3g antenna, six T-mobile antenna and a T-Mobile microwave dish (the existing dish would be removed). It is proposed to add a further three equipment cabins (the largest being 1.6m high) and to add further equipment within the existing cabin on the site. An additional electrical meter cabinet (in addition to one already there) is to be installed also. The width of the compound would be increased by 2m.

The application site is located adjacent to Runshaw Lane, approximately 70m west of the M6 motorway. The site is also adjacent to a public footpath.

The installation is required to enable O2 and T-Mobile to provide/improve the 3G digital telephone network in the area.

Planning Policy The application site lies within the Green Belt, as defined in the Adopted Chorley Borough Local Plan Review. The following policies from the Local Plan are considered relevant:

DC1 Development within the Green Belt
PS12 Utility Services Development

The following central government guidance is also considered relevant:

PPG2 Green Belts
PPG8 Telecommunications

Planning History An application for prior approval as to the siting and design of a 15m high mast (total height 17.5m when including the antennae) and housing equipment on the site was granted in December 1990 (reference 9/99/00787/MAS).

Earlier this year an application to increase the height of this mast to 22.5m was approved (reference: 9/05/00385/FUL). The difference between that application and the current application is that the current application proposes the installation of extra

equipment for T-Mobile.

It is also relevant to note that two applications (submitted on behalf of O2) have recently been refused for a monopole mast adjacent to Lavinia on Euxton Lane (refs. 9/04/00939/FUL and 9/05/0071/TEL). An appeal against the later refusal was dismissed. The previously approved application was intended to provide coverage to a similar area.

**Consultees
Responses**

LCC Highways – no objections

**Third Party
Representations**

At the time of writing the report, none had been received.

Applicant's Case

The applicant states the following in support of their application:

- The proposal utilises an existing 15m lattice tower which already has a planning approval in place to extend to 20m. In effect the design proposes to attach antennas to an existing 20m tower;
- The proposed installation would have a limited effect on the visual amenity of the surrounding area and will not stand out as an incongruous or intrusive feature in the existing setting;
- A site is required in this location in order to provide both 2G and 3G coverage and capacity to the surrounding area including the M6.

Assessment

PPG8 (Telecommunications) states that the general policy on telecommunications is to facilitate growth of new and existing systems. Where possible the Government encourages the use of existing buildings and mast sharing, to keep new masts to a minimum. It also states that operators should look carefully at materials, colours and design in order to minimise obtrusiveness.

With regard to telecommunications development in the Green Belt, PPG8 states that telecommunications development is likely to be inappropriate unless it maintains openness. In appropriate development may only proceed if very special circumstances are demonstrated which outweigh the degree of harm to the Green Belt. The lack of a suitable alternative site that would meet the needs of network coverage or capacity might be considered as very special circumstances.

Policy PS12 of the Adopted Chorley Borough Local Plan Review states that the Council will only permit utility services where there is 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 consent for a mast of the same height has already been granted on this site, The only difference in appearance would be a greater number of antenna and additional equipment cabins at the base. It was accepted when the previous application was determined that the mast was part of a planned expansion (criterion (a) of Policy PS12). The fact that the site is located in the Green Belt was also given due consideration. It was considered that the proposed mast would be partially screened when viewed from Runshaw Lane by existing trees and bushes. Given that a 17.5m high mast already exists on the site, it was not considered that an increase in height would render the proposal unacceptable or cause undue harm to the Green Belt. Details of discounted sites have been included with both the current and previous applications. Consequently, it was considered that the applicant had adequately demonstrated that there were no other operationally suitable sites elsewhere with less environmental impact (criterion (b)) and that this amounted to very special circumstances to allow the development in the Green Belt. I can see no reason to change this view. Similar

By upgrading an existing site, and proposing to mast share the current proposal (and the previous one), meets criteria (c) and (d).

The issue of visual impact was considered when the previous application was submitted (criterion (e)). The use of a lattice design and existing screening was considered to minimise visual impact and the applicant advised that the level of coverage required could not be achieved with a mast of a lower height. It is not considered that the additional of further antennae would significantly increase the visual impact of the proposals and the current proposals are considered to continue to accord with this criterion. A condition was added previously requiring a landscaping scheme around the base. It is recommended that the same condition is imposed again.

Conclusion

The current proposals are considered to have no further impact than alterations already granted consent and the proposal is accordingly recommended for approval, subject to the receipt of no further comments.

Recommendation: Permit Full Planning Permission Conditions

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

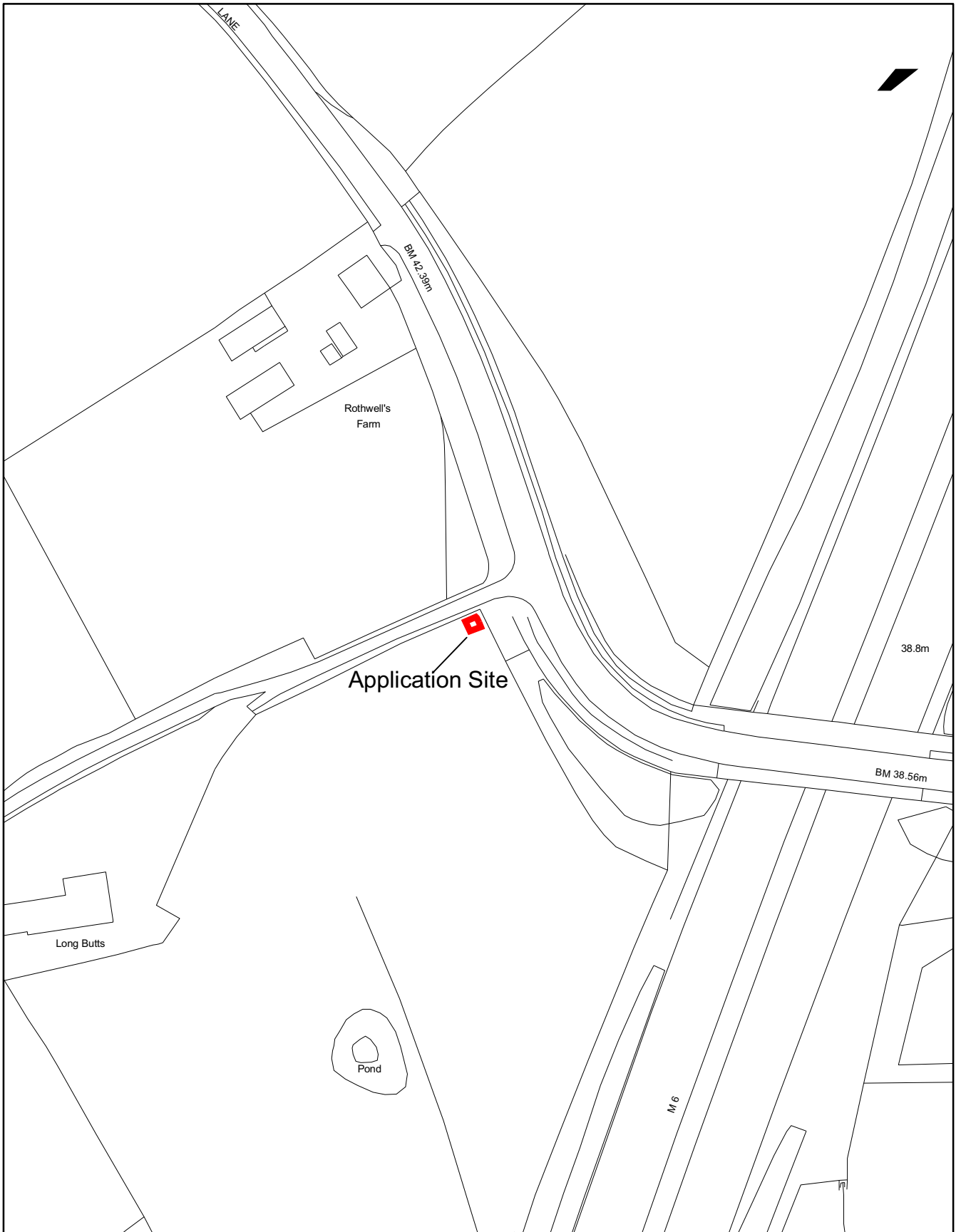
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

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.



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Application Number:
05/01144/FUL

Grid Ref:
E: 354561
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Scale:
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Agenda Item No.
D. 2

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Item D. 3

05/01170/FUL

Permit Full Planning Permission

Case Officer Miss Caron Taylor**Ward** Lostock**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 Lancashire PR26 9AX**Applicant** Golden Acres Ltd**Background:** Plocks Farm is situated in the essentially, flat, open countryside to the west of Bretherton village. The operation is supported by approximately 1,000 hectares of land (2,500 acres), which is used for growing cereals. The associated farmhouse and complex of buildings are located between the A59 (from which access is taken by means of a long drive) and the River Douglas (which forms the boundary with West Lancashire District Council).**Proposal:** The current application is for the construction of an effluent treatment plant, including sedimentation pit, water balance tank, biological filters, reed beds and recycling lagoons, to treat the waste water arising from animal and pet food production and the recycling of water back into the process (site area 0.65ha). A new concrete access road with turning head is also proposed from the existing site.**Planning History:** Plocks Farm was originally an arable farm, but began to diversify into the manufacture and distribution of dry extruded animal foods in 1992 using the farms crop production as its basis. It is now an industrial operation, having moved beyond what would be regarded as agriculture. Permission was first sought in 1993 for development specifically required to facilitate the expansion of the animal-feed processing business. With the implementation of the development proposal 9/94/969 the animal-feed business occupied only a third of the overall floor space and in previous reports to committee was judged to be appropriate agricultural diversification. An approved application in 1999 (9/99/123) added to its floor space. The applicant indicated the proposal was not intended to increase or intensify the non-agricultural use of the premises, but to enable the animal-feed processing business to function in a more efficient manner, and would not increase the number of people it then employed beyond 35 and vehicle movements beyond 80 per day. On this basis the case officer at the time remained of the view that the proposal was an appropriate agricultural diversification and the permission was granted. Like that for 9/94/969, it was conditioned to limit the use of the permitted buildings to use for the purposed of animal and pet-food production and not for any other industrial purposes.

The applicant then invested heavily in new processing equipment which substantially added to the animal-feed output, increased the workforce to 100 people (working in two shifts) and resulted in no

buildings of significant size at Plocks Farm having agriculture as their primary use. Furthermore, additional storage space for the finished product had to be obtained remote from the site (3,000 sq metres in Tarleton and 2, 000 sq metres in Much Hoole).

The last application approved at the site was in 2003 (9/03/528). This provided a Masterplan for the site and at the time of the application the applicant advised that they considered there to be scope over the next 10 years to increase the output to 60,000 tonnes per annum, entailing an increase in the workforce to 220 people, employed in 4 shifts, to maintain production 7 days a week. The 2003 application approved an extension to buildings to form produce store, tractor store, administrative and staff accommodation, raw materials store, new entrance control, landscaping and waste water treatment area. This application was considered inappropriate development in the Green Belt, however the case officer was satisfied that there were very special circumstances to justify permitting it. It was referred to the Government Office for the North West as a departure case, but they did not call in the application. Plocks Farm now employs 160 people with an annual turnover of £28m, with the crop production still providing the basis of the animal feed production.

A waste water treatment area was approved by the application in 2003 (9/03/528), however it has not been implemented as it was found that the site proposed was unsuitable due to ground conditions. The current application therefore proposes the relocation of waste water treatment plant to an alternative location at a site immediately south of Plocks Farm, outside the site of the previous application.

Planning Policy: DC1: Development in the Green Belt
PPG2: Green Belts
TR4: Transport
EP6: Agricultural

Applicant's Case: The raw effluent is currently collected in a sump from where it is pumped away for irrigation on the floodplain of the River Douglas. As noted below, this no longer complies with Environment Agency standards. The Pollution Prevention and Control (England and Wales) Regulations 2000 have tightened criteria for the disposal of waste water, partially in response to the BSE crisis. Effluent treatment installations must be operated in such a way as to avoid the deposition of waste, or (where waste is unavoidably produced) it is recovered as far as possible to minimise the impact on the environment.

The Environment Agency have agreed the current system of treatment can continue until 30th June 2006, thus generating a focus on the need to progress the compliant system. The current method also gives rise to odour problems dependent upon the prevailing weather conditions. The replacement system will reduce odour, providing additional benefit to local residents.

The site of this application has ground which is more suitable than where the waste water plant was originally proposed under permission 9/03/528. This site was found to be unsuitable as the geology of the sub strata would have resulted in extensive civil engineering works being necessary. The site now proposed will require less extensive engineering works to support the structures,

which include submerged concrete tanks at 3-4m deep.

On reflection the applicant also considers that the new site would have less impact on the landscape setting, being adjacent to the natural shelf of the river terrace and closely screened by mature woodland on the north side.

Consultations:

Environment Agency

The Environment Agency has no objection in principle to the proposed development but comments that the development will be controlled under the Pollution Prevention & Control (England & Wales) Regulations 2000 (PCC Regulations) through a permit issued by the Environment Agency regulating the operation of PPC industrial activities. They have no concerns in relation to the land use implications of this proposal as the works will ensure that the drainage system on site will be substantially improved, in accordance with the PCC regulations.

Environmental Services

CBC Environmental Services have no objection to the application, which should reduce odours from the site and is required by the company to comply with the Permit issued by the Environment Agency for the process.

Tarleton Parish Council

The Parish Council strongly supports the proposals.

No other consultations have been received at the time of writing, any that are will be placed on the addendum.

Representations:

No representations have been received at the time of writing, any comments received will be placed on the addendum.

Assessment:

Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate development. The proposal does not fall within one of the appropriate uses identified in the Local Plan or PPG2. It is therefore inappropriate development in the Green Belt and there must be very special circumstances that outweigh the policy presumptions against it, if it is to be permitted. PPG2 states five purposes of including land in Green Belts and it is therefore appropriate to assess if the proposal conflicts with these purposes. The waste water treatment plant will not result in unrestricted sprawl of large built-up areas, the merging of neighbouring towns into one another or affect the setting and special character of an historic town. Regarding the purpose of assisting in urban regeneration, by encouraging the recycling of derelict and other urban land, the proposal is for a treatment plant solely related to the existing use of the site that could not be sited elsewhere. Therefore the proposal does not conflict with this aim. The final aim of Green Belts is to assist in safeguarding the countryside from encroachment. The waste water treatment area will be situated on a roughly triangular piece of land to the south of the main buildings that make up Plocks Farm, sandwiched between the raised bank of the River Douglas and the A59 Liverpool Road. The treatment area as approved under 03/528/FUL was sited to the north of the buildings and although planting was proposed, until this matured it would have been more visible from the village of Tarleton than the current site, particularly as many of the residential properties, although further away, are at a higher level than the application

site. In addition, permission granted under 03/528/FUL could still be implemented and is therefore a material consideration in deciding this application. The proposed holding lagoon, recycling lagoon, reed bed and sedimentation pits are mainly below ground. Views of their surface features will largely be screened by the raised bank of the River Douglas to the southwest and the hedge along the boundary with the A59. The reed bed and recycling lagoon will both be approximately 1m deep and designed to have a natural shape generally larger than the area strictly required for the treatment process to allow them to function as a marshland habitat. The above ground elements include the DAF building and its ancillary elements (coagulant tank, caustic tank and sludge tank), a balance tank and a BAFF reactor (biological aerated flooded filter), will be clad in dark green profile sheeting. Additional planting of native tree and shrub species is also proposed around the treatment works. This will result in significant landscape screening in the longer term.

Highways

Access improvements have been made under a previous application permitted 1996 (96/00044/FUL) and it is considered that the existing access is sufficient to serve the current proposals in accordance with Policy TR4.

Neighbour Amenity

The nearest properties to the application site are Mill Brow Cottages, two dwellings adjacent to the site on the other side of the A59 to Plocks Farm. There is an area of planting between the treatment works site and the A59, although these properties are somewhat raised above the level of the application site as it drops down to the river. The existing screening includes a deciduous hedge, which along with the additional planting proposed will provide sufficient screening of the proposals from these properties. In addition the above ground features will be sited closest to the existing Plocks Farm site. Previous applications at Plocks Farm have noted that there have been sporadic complaints about odour from the site. The waste water treatment plant proposed is likely to improve odour control for local residents.

Agricultural Land

The agent has advised that the agricultural land on which the treatment works is to be sited is graded as no higher than 3b. This conforms to Policy EP6, which protects the Borough's best and most versatile agricultural land grades 1, 2 and 3a.

Conclusion:

Although the proposal is for development inappropriate within the Green Belt in policy terms, I am satisfied that special circumstances exist to justify permitting it. There is already permission for an effluent treatment works at Plocks Farm on the other side of the site (which is a material consideration in deciding this application), and the siting now proposed is less visible in the landscape, particularly from Tarleton village being sandwiched between the A59 and the River Douglas. The development is required to comply with Environment Agency standards following the Pollution Prevention and Control (England and Wales) Regulations 2000 tightening the criteria for the disposal of waste water. In addition, the proposals relate to an existing enterprise within the Green Belt where the crop production still provides the basis of the animal feed production.

Recommendation: Permit Full Planning Permission**Conditions**

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

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

2. The development hereby permitted shall not commence until a sample of the profile sheeting material (including its colour) to be used on 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 DC1 of the Adopted Chorley Borough Local Plan Review.

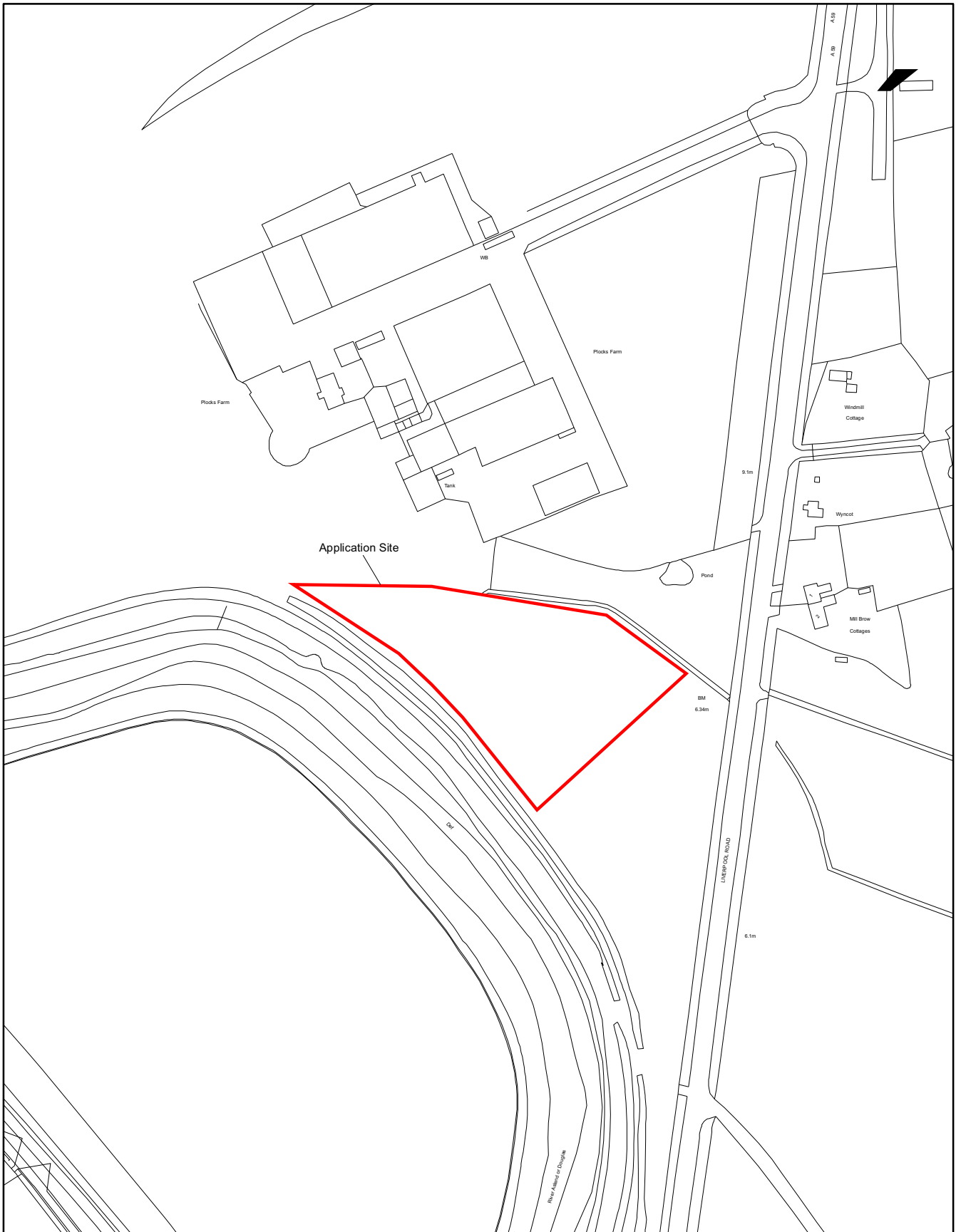
3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any 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. 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 operation 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.

4. 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 DC1 of the Adopted Chorley Borough Local Plan Review.

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Jane E Meek BSc(Hons) DipTP MRTPI
 Head of Development and Regeneration
 Chorley Borough Council

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Application Number:
05/01170/FUL

Grid Ref:
E: 345967
N: 420899

Scale:
1:2,500

Agenda Item No.
D. 3

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Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	17.01.2006

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 8 December 2005 and 4 January 2006

Plan Ref	05/00732/FUL	Date Received	19.07.2005	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	20.12.2005		
Proposal :	First floor rear extension over existing single storey flat roof extension and rear conservatory				
Location :	2 Preston Nook Eccleston Lancashire PR7 5TL				
Applicant:	Mr C Hatton 2 Preston Nook Eccleston Lancashire PR7 5TL				
<hr/>					
Plan Ref	05/00733/FUL	Date Received	19.07.2005	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	20.12.2005		
Proposal :	Erection of two storey rear extension,				
Location :	1 Preston Nook Eccleston Lancashire PR7 5TL				
Applicant:	Mrs K Halton 1 Preston Nook Eccleston Lancashire PR7 5TL				
<hr/>					
Plan Ref	05/00830/COU	Date Received	10.08.2005	Decision	Refuse Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	09.12.2005		
Proposal :	Additional dormer window on east elevation, enlarge box dormer window on west elevation, Change of use of dwelling to 7 bed home for children with learning difficulties incorporating conversion of garage to activity craft room				
Location :	Daulby House Farm Meadow Lane Mawdesley Lancashire L40 2QA				
Applicant:	Mr Peter Watson Oliver House Hallgate Astley Village Chorley Lancashire PR7 1XA				

Continued....

Plan Ref 05/00868/FUL **Date Received** 06.09.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 15.12.2005

Proposal : Demolition of existing single storey rear extension including staircase to first floor, erection of new single storey rear extension including new staircase to first floor, and change of use of first floor to residential apartment.

Location : 254 The Green Eccleston Lancashire PR7 5TE

Applicant: Mrs L Riding Robin Hood Farm Robin Hood Lane Wrightington Wigan WN6 9QG

Plan Ref 05/00892/TPO **Date Received** 02.09.2005 **Decision** Part Consent and Part Refusal.

Ward: Chorley North East **Date Decided** 19.12.2005

Proposal : Pruning of 5 trees covered by TPO 7 (Chorley) 2002,

Location : St Peters Church Harpers Lane Chorley Lancashire PR6 0HP

Applicant: St Peters Chorley Parochial Church St Peters Vicarage Harpers Lane Chorley

Plan Ref 05/00898/FUL **Date Received** 05.09.2005 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.12.2005

Proposal : Erection of first floor rear extension,

Location : 75 Westhead Road Croston Lancashire PR26 9RS

Applicant: Mr & Mrs Twinn 75 Westhead Road Croston Lancashire PR26 9RS

Plan Ref 05/00951/FUL **Date Received** 22.09.2005 **Decision** Permit retrospective planning permission

Ward: Chorley South East **Date Decided** 15.12.2005

Proposal : Retrospective application for alterations to first and second floor windows,

Location : 13 - 15 Cleveland Street Chorley Lancashire PR7 1BH

Applicant: Forster Dean Solicitors C/o Agent

Plan Ref 05/00987/TPO **Date Received** 06.10.2005 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 09.12.2005

Proposal : Felling of tree covered by TPO 1 (Euxton) 1996,

Location : Land Opposite 4 Wentworth Drive Euxton Lancashire

Applicant: Stewart Gower Taylor Woodrow Developments Taylor Woodrow House The Beacons Warrington Road Birchwood Warrington WA3 6XU

Plan Ref 05/00997/FUL **Date Received** 04.10.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 19.12.2005

Proposal : Two storey side and rear extension and loft conversion,
Location : 68 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LD
Applicant: Mr & Mrs Peters 68 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LD

Plan Ref 05/01017/FUL **Date Received** 18.10.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And Cuerden **Date Decided** 09.12.2005

Proposal : Rear conservatory.
Location : 8 Ivy Close Clayton-Le-Woods Chorley Lancashire PR25 5SG
Applicant: Mr And Mrs Mather 8 Ivy Close Clayton-Le-Woods Chorley Lancashire PR25 5SG

Plan Ref 05/01029/FUL **Date Received** 18.10.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 09.12.2005

Proposal : Erection of single storey side extension,
Location : 9 Nab Road Chorley Lancashire PR6 0DY
Applicant: Mr & Mrs Turner 9 Nab Road Chorley Lancashire PR6 0DY

Plan Ref 05/01031/OUT **Date Received** 18.10.2005 **Decision** Permit Outline Planning Permission

Ward: Chorley North
East **Date Decided** 13.12.2005

Proposal : Outline application for an extension to workshop
Location : Botany Brow Works 26 Botany Brow Chorley Lancashire PR6 0JW
Applicant: Primrose Holdings 1995 Ltd Heys Farm Chapel Lane Heapey Lancashire PR6 8EW

Plan Ref 05/01032/FUL **Date Received** 19.10.2005 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.12.2005

Proposal : Demolition of existing bungalow and replace with new,
Location : 281 Moor Road Croston Lancashire PR26 9HP
Applicant: Mr R Jackson Purfinger Strasser 9, 85599 Parsdorf, Germany

Plan Ref 05/01033/FUL **Date Received** 20.10.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 09.12.2005

Proposal : Erection of rear conservatory,
Location : 20 Burgh Wood Way Chorley Lancashire PR7 2FP
Applicant: Mr A Fawcett 20 Burgh Wood Way Chorley Lancashire PR7 2FP

Plan Ref 05/01034/FUL **Date Received** 20.10.2005 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 15.12.2005

Proposal : Erection of single storey rear extension,
Location : 51 Town Lane Charnock Richard Lancashire PR7 5HP
Applicant: Mr G Hodgson 51 Town Lane Charnock Richard Lancashire PR7 5HP

Plan Ref 05/01037/FUL **Date Received** 24.10.2005 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 16.12.2005

Proposal : Erection of side and rear extensions
Location : Fishers Farm Delph Lane Charnock Richard Lancashire PR7 5LD
Applicant: Mrs L Willcox Fishers Farm Delph Lane Charnock Richard Lancashire PR7 5LD

Plan Ref 05/01038/FUL **Date Received** 11.10.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.12.2005

Proposal : Hard standing to the front of the property (south end) with vehicle access to the A6 - Preston Road
Location : 497 Preston Road Clayton-Le-Woods Lancashire PR6 7JD
Applicant: Mr And Mrs Simkin 497 Preston Road Clayton-Le-Woods Lancashire PR6 7JD

Plan Ref 05/01041/FUL **Date Received** 24.10.2005 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 09.12.2005

Proposal : Single storey side extension.
Location : 1B Plymouth Grove Chorley Lancashire PR6 0SY
Applicant: Mr G R Turner 1B Plymouth Grove Chorley Lancashire PR6 0SY

Plan Ref 05/01043/FUL **Date Received** 24.10.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.12.2005

Proposal : Erection of first floor side extension including dormer to front,
Location : 5 Dunrobin Drive Euxton Chorley Lancashire PR7 6NE
Applicant: Mr A Szczepanczyk 5 Dunrobin Drive Euxton Chorley Lancashire PR7 6NE

Plan Ref 05/01044/FUL **Date Received** 25.10.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.12.2005

Proposal : Erection of new railings to top of newly constructed stone wall,
Location : 13 - 17 High Lea Fronting Railway Road Adlington Lancashire
Applicant: Officemost Projects Ltd Whitehill House Blackrod Bolton BL6 5LD

Plan Ref 05/01045/FUL **Date Received** 25.10.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.12.2005

Proposal : Erection of two storey side extension,
Location : 25 Shaw Brow Whittle-Le-Woods Lancashire PR6 7LE
Applicant: Mr G Brown 25 Shaw Brow Whittle-Le-Woods Lancashire PR6 7LE

Plan Ref 05/01046/FUL **Date Received** 25.10.2005 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 19.12.2005

Proposal : Erection of an outbuilding
Location : Carr House Carr House Lane Bretherton Lancashire PR26 9AR
Applicant: Mr Clive Elphick Carr House Carr House Lane Bretherton Lancashire PR26 9AR

Plan Ref 05/01047/FUL **Date Received** 25.10.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 09.12.2005

Proposal : Erection of first floor rear extension and single storey rear extension,
Location : Iona 20 Woodside Chorley Lancashire PR7 4AE
Applicant: Mr P Bibby Iona 20 Woodside Chorley Lancashire PR7 4AE

Plan Ref 05/01048/FUL **Date Received** 26.10.2005 **Decision** Refuse Full
Planning
Permission

Ward: Heath Charnock **Date Decided** 21.12.2005
And Rivington

Proposal : Revised house type for replacement dwelling.
Location : 97 Rawlinson Lane Heath Charnock Lancashire PR7 4DE
Applicant: Mr And Mrs Kirkman 97 Rawlinson Lane Heath Charnock Lancashire PR7 4DE

Plan Ref 05/01049/COU **Date Received** 26.10.2005 **Decision** Permit Full
Planning
Permission

Ward: Chorley North **Date Decided** 19.12.2005
West

Proposal : Change of use from A2 (Financial and Professional Services) to a Beauty Salon
(Sui Generis),
Location : 12 Gillibrand Street Chorley Lancashire PR7 2EJ
Applicant: Ms L Berry 332 Chapel Lane Coppull Lancashire PR7 4LX

Plan Ref 05/01050/FUL **Date Received** 27.10.2005 **Decision** Permit Full
Planning
Permission

Ward: Chorley East **Date Decided** 19.12.2005

Proposal : Replacement of single storey flat felted roof with extra first floor store and new roof.
Also repositioning of office and ground floor store under new roof plan.
Location : D Woods Auto Centre Friday Street Chorley Lancashire
Applicant: Mr David Wood D Woods Auto Centre Friday Street Chorley Lancashire

Plan Ref 05/01051/FUL **Date Received** 27.10.2005 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 09.12.2005
East

Proposal : New shopfront with roller shutter.
Location : Unit 9 Market Walk Chorley Lancashire PR7 1DE
Applicant: The Fragrance Shop Lower Ground Floor Port Of Liverpool Building Pier Head
Liverpool L5 1BZ

Plan Ref 05/01055/CLEUD **Date Received** 26.10.2005 **Decision** Grant Cert
of
Lawfulness
for Est Use

Ward: Lostock **Date Decided** 22.12.2005

Proposal : Application for a Certificate of Lawfulness in respect of the siting of a residential
mobile home measuring 12 metres by 4 metres,
Location : The Caravan Gradwells Farm Southport Road Ulnes Walton Leyland
Applicant: Mr & Mrs Aujla Gradwells Farm Southport Road Ulnes Walton Leyland Lancashire
PR26 9HB

Plan Ref 05/01056/ADV **Date Received** 27.10.2005 **Decision** Advertising Consent
Ward: Chorley South East **Date Decided** 09.12.2005

Proposal : Fascia and projecting illuminated signs.
Location : Unit 9 Market Walk Chorley Lancashire PR7 1DE
Applicant: The Fragrance Shop Lower Ground Floor Port Of Liverpool Building Pier Head Liverpool L5 1BZ

Plan Ref 05/01057/FUL **Date Received** 26.10.2005 **Decision** Permit Full Planning Permission
Ward: Adlington & Anderton **Date Decided** 09.12.2005

Proposal : Rear Conservatory
Location : Silverbrook Shawes Drive Anderton Lancashire PR6 9HR
Applicant: Mr S Goldring Silverbank Shawes Drive Anderton Chorley PR6 9HR

Plan Ref 05/01059/FUL **Date Received** 28.10.2005 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 19.12.2005

Proposal : Two storey side extension
Location : 1 Meadowlands Charnock Richard Chorley Lancashire PR7 5QH
Applicant: Mr Stephen Elsdon 1 Meadowlands Charnock Richard Lancs PR7 5QH

Plan Ref 05/01062/ADV **Date Received** 31.10.2005 **Decision** Advertising Consent
Ward: Chorley South East **Date Decided** 20.12.2005

Proposal : Fascia sign and projecting sign.
Location : 3A New Market Street Chorley Lancashire PR7 1BY
Applicant: T Mobile Retail 3A New Market Street Chorley PR7 1BY

Plan Ref 05/01063/FUL **Date Received** 01.11.2005 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 08.12.2005

Proposal : Retrospective application for the demolition of the existing garage and construction of a staff room with pitched roof
Location : Lotus Garden Chinese Takeaway 237 The Green Eccleston Lancashire PR7 5TF
Applicant: Mr D Tsang Lotus Garden Chinese Takeaway 237 The Green Eccleston Lancashire PR7 5TF

Plan Ref 05/01064/FUL **Date Received** 01.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.12.2005

Proposal : Conversion of garage to living area, erection of conservatory to rear and retrospective rooflight on garage

Location : Cedar Gables Carwood Lane Whittle-Le-Woods Lancashire PR6 7LW

Applicant: Mr M Lambert Cedar Gables Carwood Lane Whittle-Le-Woods

Plan Ref 05/01065/FUL **Date Received** 02.11.2005 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.12.2005

Proposal : Side extension and attached garage to front of property.

Location : 31 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Applicant: Mr And Mrs Bolton 31 Cedar Field Clayton-Le-Woods Chorley

Plan Ref 05/01067/FUL **Date Received** 02.11.2005 **Decision** Permit retrospective planning permission

Ward: Wheelton And Withnell **Date Decided** 19.12.2005

Proposal : Retrospective application for the erection of a shed,

Location : 56 Bury Lane Withnell Lancashire PR6 8SB

Applicant: Mr Fitzwalter 56 Bury Lane Withnell Lancashire PR6 8SB

Plan Ref 05/01068/FUL **Date Received** 01.11.2005 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 20.12.2005

Proposal : Change of use of garage from agricultural to mixed use of agricultural and domestic, replacing stable door with garage door.

Location : Brindles Farm Long Lane Heath Charnock Lancashire PR6 9EG

Applicant: Mr T A Fox Brindles Farm Long Lane Heath Charnock Lancashire PR6 9EG

Plan Ref	05/01069/COU	Date Received	02.11.2005	Decision	Refuse Full Planning Permission
Ward:	Chorley South East	Date Decided	19.12.2005		
Proposal :	Change of use (67) from office to hot food takeaway on ground floor, chiropodist on 1st floor and No 69 from part residence to complete chiropodist				
Location :	67 And 69 Union Street Chorley Lancashire PR7 1AB				
Applicant:	Mr I S Sagar 69 Union Street Chorley Lancashire PR7 1AB				
Plan Ref	05/01071/FUL	Date Received	03.11.2005	Decision	Permit Full Planning Permission
Ward:	Heath Charnock And Rivington	Date Decided	20.12.2005		
Proposal :	Conversion of and extension to garage to form swimming pool.				
Location :	St Johns 49 Westhoughton Road Heath Charnock Lancashire PR7 4ER				
Applicant:	Mr And Mrs Frederick St Johns 49 Westhoughton Road Heath Charnock				
Plan Ref	05/01072/FUL	Date Received	04.11.2005	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	19.12.2005		
Proposal :	Demolition of shelter and construction of a single storey side extension.				
Location :	Dr Bennett RJC _ Partner 20 Doctors Lane Eccleston Lancashire PR7 5RA				
Applicant:	The Doctors Surgery Dr Bennett RJC _ Partner 20 Doctors Lane Eccleston				
Plan Ref	05/01076/FUL	Date Received	01.11.2005	Decision	Refuse Full Planning Permission
Ward:	Euxton North	Date Decided	20.12.2005		
Proposal :	Dormer window in first floor rear elevation				
Location :	11 Briar Avenue Euxton Chorley Lancashire PR7 6BG				
Applicant:	Mr And Mrs Mc Donagh 11 Briar Avenue Euxton Chorley Lancashire PR7 6BG				
Plan Ref	05/01078/FUL	Date Received	07.11.2005	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	19.12.2005		
Proposal :	Erection of single storey rear extension,				
Location :	41 Claremont Avenue Chorley Lancashire PR7 2HL				
Applicant:	Mr & Mrs Swarbrick 41 Claremont Avenue Chorley Lancashire PR7 2HL				

Plan Ref 05/01079/TPO **Date Received** 02.11.2005 **Decision** Refuse for Tree Works

Ward: Wheelton And Withnell **Date Decided** 19.12.2005

Proposal : Pollarding of tree covered by TPO 2 (Withnell) 1993,
Location : 6 Abbey View Withnell Lancashire PR6 8UD
Applicant: Mrs Farrell 6 Abbey View Withnell Lancashire PR6 8UD

Plan Ref 05/01080/FUL **Date Received** 02.11.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.12.2005

Proposal : Erection of garage,
Location : 29 Hawkshead Avenue Euxton Chorley Lancashire PR7 6NZ
Applicant: Mr G Carter 29 Hawkshead Avenue Euxton Chorley Lancashire PR7 6NZ

Plan Ref 05/01081/FUL **Date Received** 07.11.2005 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 23.12.2005

Proposal : Erection of two storey side extension, single storey conservatory to rear, front porch and canopy roof along front,
Location : 11 Alder Grove Coppull Chorley Lancashire PR7 4QL
Applicant: Mr Atkinson & Mrs Brown 11 Alder Grove Coppull Chorley Lancashire PR7 4QL

Plan Ref 05/01084/FUL **Date Received** 10.11.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 19.12.2005

Proposal : Conservatory to rear,
Location : 76 Lakeland Gardens Chorley Lancashire PR7 2LS
Applicant: Mr & Mrs Williams 14 Welford Avenue Lowton WA3 2RN

Plan Ref 05/01085/COU **Date Received** 07.11.2005 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.12.2005

Proposal : Change of use of first floor store to one bedroomed flat.
Location : Rainbow House Railway Road Adlington Chorley Lancashire
Applicant: Matrac Design And Build Ltd Rainbow House Railway Road Adlington Chorley

Plan Ref 05/01087/FUL **Date Received** 08.11.2005 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 19.12.2005

Proposal : Rear Conservatory,
Location : 18 Fieldfare Court Chorley Lancashire PR7 2RD
Applicant: Mr S Berry 18 Fieldfare Court Chorley Lancashire PR7 2RD

Plan Ref 05/01088/FUL **Date Received** 08.11.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.12.2005

Proposal : Erection of first floor extension and two storey extension to rear,
Location : 31 Beechfields Eccleston Chorley Lancashire PR7 5RF
Applicant: Mrs H Counce 31 Beechfields Eccleston Chorley Lancashire PR7 5RF

Plan Ref 05/01089/FUL **Date Received** 08.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.12.2005

Proposal : Single storey rear extension and extension to dormer
Location : 36 Carlton Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QG
Applicant: Mr And Mrs Thwaites 36 Carlton Avenue Clayton-Le-Woods Chorley

Plan Ref 05/01090/TPO **Date Received** 07.11.2005 **Decision** Consent for Tree Works

Ward: Brindle And Hoghton **Date Decided** 19.12.2005

Proposal : Various works to 23 trees (9 of which to be removed), covered by TPO 11 (Brindle) 1993,
Location : Hoghton Bank Manor Private Road Brindle Lancashire PR5 0DE
Applicant: Mr Alastair Halsall 4 Top O'th Lane Brindle Chorley Lancashire PR6 8PA

Plan Ref 05/01092/FUL **Date Received** 09.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.12.2005

Proposal : First floor extension over existing garage and construction of detached double garage
Location : 38 Cliffe Drive Whittle-Le-Woods Chorley Lancashire PR6 7HT
Applicant: Mrs J Ashton 38 Cliffe Drive Whittle-Le-Woods Chorley Lancashire PR6 7HT

Plan Ref 05/01095/FUL **Date Received** 07.11.2005 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 23.12.2005

Proposal : Demolition and reconstruction of attached garages,
Location : 84 Clancutt Lane Coppull Chorley Lancashire PR7 4NS
Applicant: Mr D Farrington 84 Clancutt Lane Coppull Chorley Lancashire PR7 4NS

Plan Ref 05/01096/FUL **Date Received** 14.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 20.12.2005

Proposal : Single storey front extension
Location : 63 Cam Wood Fold Clayton-Le-Woods Chorley Lancashire PR6 7SD
Applicant: Mr And Mrs P Collinge 63 Camwood Fold Clayton-le-Woods PR6 7SD

Plan Ref 05/01098/FUL **Date Received** 07.11.2005 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 23.12.2005

Proposal : Erection of single storey rear extension,
Location : 287 Hoghton Lane Hoghton Lancashire PR5 0JD
Applicant: Mr K May 287 Hoghton Lane Hoghton Lancashire PR5 0JD

Plan Ref 05/01099/TPO **Date Received** 07.11.2005 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.12.2005

Proposal : Felling of one tree and pruning of 3 trees covered by TPO 11 (Whittle-Le-Woods) 1992,
Location : Greenways Parkside Drive Whittle-Le-Woods Lancashire PR6 7PH
Applicant: D M Roger Greenways Parkside Drive Whittle-Le-Woods Lancashire PR6 7PH

Plan Ref 05/01101/FUL **Date Received** 16.11.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.12.2005

Proposal : Erection of rear conservatory and carport to side
Location : 37 Highways Avenue Euxton Chorley Lancashire PR7 6PA
Applicant: Mr & Mrs Donaghy 37 Highways Avenue Euxton Chorley Lancashire PR7 6PA

Plan Ref 05/01106/FUL **Date Received** 14.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 19.12.2005

Proposal : Erection of single storey rear extension,
Location : 29 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN
Applicant: Mr & Mrs Hughes 29 Lancaster Lane Clayton-Le-Woods Lancashire PR25 5SN

Plan Ref 05/01108/TCON **Date Received** 21.11.2005 **Decision** No objection to Tree Works

Ward: Pennine **Date Decided** 23.12.2005

Proposal : Felling of 1 tree and pruning of 2 trees within White Coppice Conservation Area,
Location : The Shielling Coppice Lane Anglezarke Lancashire PR6 9DF
Applicant: Mrs M J Smith The Shielling Coppice Lane Anglezarke Lancashire PR6 9DF

Plan Ref 05/01109/FUL **Date Received** 14.11.2005 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 21.12.2005

Proposal : Demolition of existing garage and erection of single storey side extension, raising of ridge height, formation of dormers to rear and erection of rear conservatory,
Location : 8 Washington Lane Euxton Lancashire PR7 6DE
Applicant: Mr C Nightingale 50 Highland Drive Buckshaw Village Chorley Lancashire PR7 7AD

Plan Ref 05/01112/FUL **Date Received** 16.11.2005 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 20.12.2005

Proposal : Two storey rear extension.
Location : 400 Blackburn Road Wheelton Lancashire PR6 8HX
Applicant: Mr And Mrs Cubbon 400 Blackburn Road Wheelton Lancashire PR6 8HX

Plan Ref 05/01115/FUL **Date Received** 11.11.2005 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 20.12.2005

Proposal : Single storey orangery to north east elevation.
Location : Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU
Applicant: Mr And Mrs J Clawson Appenzell Babylon Lane Heath Charnock

Plan Ref 05/01117/FUL **Date Received** 17.11.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 19.12.2005

Proposal : Demolition of existing timber building and erection of new timber building to be used as tennis clubhouse,
Location : Mawdesley Village Hall Hurst Green Mawdesley Lancashire L40 2QT
Applicant: Mawdesley Tennis Club Mawdesley Village Hall Hurst Green Mawdesley

Plan Ref 05/01120/TCON **Date Received** 21.11.2005 **Decision** No objection to Tree Works

Ward: Pennine **Date Decided** 23.12.2005

Proposal : Weight reduction to a Sycamore and an Ash tree
Location : Northwood Coppice Lane Anglezarke Lancashire PR6 9DF
Applicant: Mrs Jane Eccles Northwood Coppice Lane Anglezarke Lancashire PR6 9DF

Plan Ref 05/01123/COU **Date Received** 21.11.2005 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 19.12.2005

Proposal : Change of use from Charity Shop (A1) to Beauty Salon (Sui Generis),
Location : International Aids Trust 75 Tunley Holme Clayton-Le-Woods Lancashire PR5 8ES
Applicant: Dawn Barry 88 Wateringpool Lane Preston PR5 5UA

Plan Ref 05/01128/FUL **Date Received** 22.11.2005 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 19.12.2005

Proposal : Erection of extension to dining room,
Location : Verdes Restaurant 230 - 232 The Green Eccleston Lancashire PR7 5SU
Applicant: Verdes Restaurant 230 - 232 The Green Eccleston Lancashire PR7 5SU

Plan Ref 05/01156/FUL **Date Received** 29.11.2005 **Decision** Application Withdrawn

Ward: Brindle And Hoghton **Date Decided** 03.01.2006

Proposal : Formation of rear dormer and loft conversion
Location : 62 Bournes Row Brindle Lancashire PR5 0DQ
Applicant: Mrs Poulton 62 Bournes Row Brindle Lancashire PR5 0DQ

Plan Ref 05/01157/AGR **Date Received** 01.12.2005 **Decision** Prior App
not
required -
Agr

Ward: Heath Charnock **Date Decided** 22.12.2005
And Rivington

Proposal : Erection of a wooden shed

Location : Springfield Farm Babylon Lane Heath Charnock Lancashire PR6 9EU

Applicant: Mr Robert Davidson Pringfield Farm Babylon Lane Heath Charnock

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