

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 17th August 2010

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

1. The Director Partnership, Planning and Policy or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. A local Councillor who is not a member of the Committee may speak on the proposed development for a maximum of five minutes.
4. The applicant or her/his representative will be invited to respond, for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

12 August 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 17TH AUGUST 2010

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 17th August 2010 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

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

To confirm the minutes of the Development Control Committee meeting held on 22 July (enclosed).

4. **Planning Applications Awaiting Decision (Pages 15 - 16)**

A list of planning applications to be determined is enclosed.

Please note that copies of the location and layout plans are included (where applicable) on the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance following the links to current planning applications on our website.

http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx

- (a) **10/00417/FULMAJ - 202 Chorley Old Road, Whittle-le-Woods, Lancashire PR6 7NA (Pages 17 - 28)**

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

- (b) 10/00525/FULMAJ - Land 45m South West of 1 Swallow Court, Clayton-le-Woods, Lancashire (Pages 29 - 36)

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

- (c) 10/00418/FULMAJ - Land Representing Phase 3 and Clayton Green Business Centre, Preston Road, Clayton-le-Woods (Pages 37 - 46)

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

- (d) 10/00431/FUL - Former Victoria Mill Building, 10m South West of 23 Millbrook Close, Wheelton (Pages 47 - 56)

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

- (e) 10/00181/FULMAJ - Altcar Farm, Altcar Lane, Euxton, Leyland, PR25 1LE (Pages 57 - 64)

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

- (f) 10/00591/FULMAJ - Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton, Lancashire (Pages 65 - 72)

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

- (g) 10/00437/REMMAJ - Parcel J Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 73 - 80)

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

- (h) 10/00435/FULMAJ - Land South of Parcel 7 and Parcel F, Euxton Lane, Euxton, Lancashire (Pages 81 - 90)

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

5. **Planning Appeals Notification Report (Pages 91 - 92)**

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

6. **Planning applications decided by the Director of Partnerships, Planning and Policy in consultation by the Chair and Vice-Chair of the Committee (Pages 93 - 94)**

Planning applications delegated on 4 August 2010 (enclosed).

7. **Planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers (Pages 95 - 104)**

A schedule of the applications determined between 6 July 2010 and 28 July 2010 (enclosed).

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

Yours sincerely

Donna Hall

Donna Hall
Chief Executive

Cathryn.Barrett
Democratic and Member Services Officer
E-mail: cathryn.barrett@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Henry Counce, Alan Cullens, David Dickinson, Dennis Edgerley, Christopher France, Roy Lees, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape) for attendance.
2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader) and Cathryn Barrett (Democratic and Member Services Officer) for attendance.

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

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

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

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Development Control Committee**Thursday, 22 July 2010**

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alan Cullens, David Dickinson, Dennis Edgerley, Christopher France, Roy Lees, June Molyneaux, Simon Moulton, Mick Muncaster and Ralph Snape

Officers: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer) and Cathryn Barrett (Democratic and Member Services Officer)

10.DC.173 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henry Counce.

10.DC.174 DECLARATIONS OF ANY INTERESTS

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

Councillor Harold Heaton: 10/00359/FULMAJ, Dog and Partridge, 30 Chorley Lane, Charnock Richard, (Minute 10.DC.176c)

Councillor Roy Lees: Application for certificate of lawfulness, and the Enforcement item relating to Yew Tree House Farm Coppull Lane, Coppull (Minute 10.DC.181a and Minute 10.DC.181b)

10.DC.175 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 22 June 2010 be confirmed as a correct record and signed by the Chair.

10.DC.176 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on six applications for planning permissions to be determined by the Committee.

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

(a) 09/00909/FUL - Woodcock Barn, Runshaw Lane, Euxton

(The Committee received representations from an objector to the proposals and the applicant in support of the proposals.)

Application no: 09/00909/FUL
Proposal: Amendments to previously approved planning application ref: 08/01226/FUL to include change to roof pitch over side

extension and changes to roof over garage (retrospective application).

Location: Woodcock Barn, Runshaw Lane, Euxton, Chorley, PR7 6HB

Decision:

It was proposed by Councillor Roy Lees to defer the decision to allow Members of the Committee to visit the site.

It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton, and subsequently **RESOLVED unanimously to refuse retrospective planning permission on the following ground:**

The proposed amendments by reason of their size, siting and design result in an overbearing impact on the neighbouring occupiers at 'Pippins' and cause harm to the design and appearance of the existing dwelling. The proposal is contrary to Saved Policy DC8A of the Chorley Borough Local Plan Review and the guidance as set out in the Householder Design Guidance SPD.

(b) 10/00456/FUL - St John's Ambulance Hall, 1 Granville Street, Adlington, Chorley PR6 9PY

Application no: 10/00459/FUL
 Proposal: Proposed two storey development of 8 apartments
 Location: St Johns Ambulance Hall, 1 Granville Street Adlington, Chorley, PR6 9PY

Decision:
 Report withdrawn from agenda.

(c) 10/00359/FULMAJ - Dog and Partridge, 30, Chorley Lane, Charnock Richard, Chorley PR7 5ES

(The Chair, Councillor Harold Heaton declared a prejudicial interest and left the meeting during the consideration and voting on this item. Vice Chair, Councillor Geoffrey Russell took the Chair.)

(The Committee received representations from an objector to the proposals and the applicant in support of the proposals.)

Application no: 10/00359/FULMAJ
 Proposal: Erection of 28 residential dwellings with access roads, car-parking and landscaping including alterations to the public house car park.
 Location: Dog and Partridge, 30 Chorley Lane, Charnock Richard, Chorley, PR7 5ES

Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor Mick Muncaster and subsequently **RESOLVED unanimously to grant planning permission subject to Legal Agreement and the following conditions:**

- 1. The proposed development must be begun not later than one year from the date of this permission.
 Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed to in writing by the Local Planning Authority.
Reason: To define the permission and in the interests of the proper development of the site.
3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
4. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No.s GN5 and HS4 of the Chorley Borough Local Plan.
6. 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.
7. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in conformity with the approved plans.
Reason: To ensure the materials used are visually appropriate to the locality and in accordance with Policy No.s GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
8. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground-surfacing

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS9 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 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

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

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

11. The noise mitigation measures should be carried out as outlined in the following report 'Noise Assessment Charnock Richard Report No. AAL/BS09075c' by Acoustic Associates dated 22 April 2010.

Reason: To protect the amenity of future occupiers and to comply with PPG24.

12. Prior to the occupation of development details of the noise barrier to be erected along the site boundary and railway line shall be provided and agreed in writing by the Local Planning Authority, and maintained at all times throughout the lifetime of the development.

Reason: To protect the amenity of the future occupiers and to comply with PPS24.

13. No development shall take place until;

(a) A methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 100175:2001 'Investigation of potentially contaminated site-Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary.

(b) All testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

(c) The Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any

validation sampling results shall be submitted to the Local Authority.

- (d) Thereafter the remediation shall only be carried out in full accordance with the approved remediation proposals.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Local Plan Review.

14. The construction hours shall be 08.00 hours to 18.00 hours Monday to Friday, 08.00 hours to 13.00 hours on Saturday and at no time on Sundays or Bank Holidays/Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Chorley Council's Code of Practice for Construction and Demolition and Saved Policies EM2 and EP7 of the Local Plan Review.

15. No phase or sub-phase of the development shall commence until a Design Stage Assessment has been submitted to and approved in writing by the Local Planning Authority demonstrating that the proposed private dwellings will be constructed to achieve the relevant Code for Sustainable Homes level. All private dwellings commenced after 1 January 2010 will be required to meet Code Level 3, all private dwellings commenced after 1 January 2013 will be required to meet Code Level 4, and all private dwellings commenced after 1 January 2016 will be required to meet Code Level 6. In accordance with Policy SR1 of the Sustainable Renewables DPD, renewable or low carbon energy sources must be installed to reduce the predicted carbon emissions of the development by at least 15% (increasing to 20% from 2015). To demonstrate that this can be achieved, the Design Stage certification must show that the proposed development will achieve 2 credits within Issue Ene 7: Low or Zero Carbon Technologies. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area and in accordance with PPS, Planning and Climate Change Supplement to PPS1, and Policy SR1 of the Chorley Boroughs Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

16. A Code for Sustainable Homes 'Post Construction Stage' assessment is to be carried out for all dwellings and a final Code Certificate is to be obtained certifying that the required Code Level has been achieved. The final Code Certificates will be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area and in accordance with PPS: Planning and Climate Change Supplement to PPS1, and Policy SR1 of the Chorley Boroughs Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

17. Prior to the commencement of the development full details of the surface and foul sewerage for the site and connection to the public sewer shall be submitted to and approved in writing by the Local Planning Authority. The full details shall include drainage levels, capacity of the onsite and offsite drainage for both foul and surface

water and methods for reducing peak flows especially for surface water.

Reason: *The site can only be drained to Nursery Close and evidence submitted in respect of the application has questioned the capacity of the onsite and offsite drainage to cope with additional development in accordance with the requirements of PPS25.*

- (d) **10/00181/FULMAJ -Altcar Farm, Altcar Lane, Euxton, Leyland, PR25 1LE**

(The Committee received representation from the applicant's agent in support of the proposals.)

Application no: 10/00181/FULMAJ
 Proposal: Erection of poultry building
 Location: Altcar Farm, Altcar Lane, Euxton, PR25 1 LE
 Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Mick Muncaster, and was subsequently **RESOLVED to defer the decision to allow the Members of the Committee to visit the site of the proposal.**

- (e) **10/00276/FULMAJ - Land 100m East of Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application: 10/00276/FULMAJ
 Proposal: Erection of a children's nursery and swimming academy with associated landscaping, signage, boundary fence and car park at Buckshaw Village.
 Location: Land 100m East of 2 Crompton Walk, Buckshaw Avenue, Buckshaw Village, Lancashire
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Roy Lees, and subsequently **RESOLVED unanimously 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 51 of the Planning and Compulsory Purchase Act 2004.*
2. **The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The information shall include details of the surfacing of the disabled ramp to the front of the building. 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.*
3. **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. Notwithstanding the details shown on the submitted plans, the hard ground- surfacing shall constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the site (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area, highway safety and to prevent flooding and in accordance with Policy Nos. GN5 and EP18 the Adopted Chorley Borough Local Plan Review.

4. 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. TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

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

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

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

Reason: To reduce the risk of flooding and in accordance with PPS 25.

8. The use hereby permitted shall be restricted to the following hours:

Nursery and associated facilities in west wing of building:

Monday to Friday	7am - 6pm
Saturday	Close
Sunday and Bank Holidays	Close

Pool and associated facilities in north wing of building:

Monday to Friday	9am - 9pm
Saturday	9am - 8pm
Sunday and Bank Holidays	9am - 6pm

Reason: To safeguard the amenities of local residents and to ensure that there is sufficient parking spaces on the site to accommodate the two uses and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. The approved plans are:

Plan Ref.	Received On:	Title:
PL0 Rev A	25 June 2010	Proposed Site Plan
PL1 Rev A	25 June 2010	Proposed Floor Plans
10.20/PL2 Rev A	25 June 2010	Proposed Elevations Sheet 1 of 2
10.20/PL3 Rev A	25 June 2010	Proposed Elevations Sheet 2 of 2

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

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

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

11. No development 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.

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

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

13. Surface water must not discharge to the foul/combined sewer. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly in to the nearby watercourse (and may require the consent of the Environment Agency).

Reason: To secure proper drainage and prevent foul flooding and pollution of the environment and in accordance with PPS25.

14. Before the use of the premises hereby permitted is first commenced, full details of any lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of public safety and crime prevention and in accordance with Policy GN5 and EP21A of the Adopted Chorley borough Local Plan Review.

15. If, during the course of development, any suspected contamination is found that has not been identified in the site investigation and site remediation for Buckshaw, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures, and a validation report shall be submitted to the local planning authority for approval.

Reason: In the interests of safety and in accordance with PPS23.

16. Prior to the occupation of the development hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall set out measures to be taken by the operators of the nursery and swimming centre to reduce car borne travel to the building by workers and to encourage travel by non car alternatives.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 & TR4 of the Adopted Chorley Borough Local Plan Review.

- (f) 10/004040/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application: 10/00404/FULMAJ
 Proposal: Re-plan to plots R281 to R323/R351/R358 to R376/R388 to R400 (76 no. dwellings, garages and associated works)
 Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley
 Decision:

It was proposed by Councillor Simon Moulton, seconded by Councillor David Dickinson, and subsequently **RESOLVED** by majority decision to permit planning permission subject to the following conditions:

1. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with

the Local Planning Authority before any development is first commenced.

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

2. The proposed development must be begun not later than two years from the date of this permission.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.
Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.
5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
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 and HS4 of the Adopted Chorley Borough Local Plan Review.

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.
8. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.
Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.
9. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.
Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.
11. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents' consultation plan shall be implemented and completed in accordance with the approved procedure.
Reason: To ensure that the existing residents are fully aware of the progress of the development.
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 plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

13. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

14. The approved plans are;

Plan Ref/Title:	Received On:
4081-11-02-003	21 May 2010 Location Plan
4081-11-02-001	21 May 2010 Planning Site Layout House Types
The Warwick	21 May 2010 C Series Render C3H102
The Stratford	21 May 2010 C Series Brick C4H109
The Tenby	21 May 2010 C Series Render C3H092
The Kensington+	21 May 2010 Mid Unit C4H140/End UnitC4H144
The Kensington+	21 May 2010 Side Elevation and Rear Elevation
The Kensington+	21 May 2010 Floor Plan
The Cambridge	21 May 2010 C series Brick C4H133
The Kenilworth	21 May 2010 C Series Brick C3H108
The Canterbury	21 May 2010 C Series Brick C4H141 Elevations
The Canterbury	21 May 2010 C Series Brick C4H141 Floor Plans
The York	21 May 2010 C Series Render C4H134
The Chester	21 May 2010 C Series Render C4H136
The Shrewsbury	21 May 2010 C Series Render C4H107
The Broadway & The Evesham	21 May 2010 C Series Brick C2H068 & C3H081 (Elevations and Floorplans)
The Ashdon(B)	21 May 2010 Option 2 detached garages

4081-GPD-02 21 May 2010 Garage and Planning Drawings

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

15. The proposed development must be begun not later than two years from the date of this permission.
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

10.DC.177 PLANNING APPEALS NOTIFICATION REPORT

The Director of Partnerships, Planning and Policy submitted a report giving notification of two appeals that had been lodged against the refusal of planning permission, and one planning application being granted by Lancashire County Council.

RESOLVED – That the report be noted.

10.DC.178 CONFIRMATION OF TREE PRESERVATION ORDER NO.5 (EUXTON) 2010

The Director of Partnerships, Planning and Policy submitted a report for Members to consider a formal confirmation of a Tree Preservation Order with modifications. No objections had been received in response to the making of the order and it

was subsequently **RESOLVED - To confirm Chorley Borough Council Tree Preservation Order No. 5 (Euxton) with modifications.**

10.DC.179 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received, for information schedules listing seven planning applications for Category 'B' development proposals which had been determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair of the Committee at meetings held 22 June 2010 and 9 July 2010.

RESOLVED – That the schedules be noted.

10.DC.180 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY UNDER DELEGATED POWERS

The Committee received, for information, a schedule listing planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers between 10 June 2010 and 6 July 2010.

RESOLVED - That the schedule be noted.

10.DC.181 YEW TREE HOUSE FARM, COPPULL HALL LANE, COPPULL

(Councillor Roy Lees declared a prejudicial interest at this point, and left the meeting during the consideration and voting on the enforcement item Minute 10.DC.181(b).)

(a) Application for certificate of lawfulness - 09/00958/CLEUD - Yew Tree House Farm, Coppull Lane, Coppull

The Committee received, for information, an application for a certificate of lawfulness in respect of mixed use of agriculture and milk processing at Yew Tree House Farm, Coppull Hall Lane, Coppull,

RESOLVED – That the application be noted.

(b) Enforcement Report - Erection and use of buildings for Milk Processing, formation of hardstanding, erection of silos on land at Yew Tree Farm, Coppull Hall Lane, Coppull

The Committee received a report of the Director of Partnerships, Planning and Policy asking Members to consider whether it was expedient to take enforcement action in respect of the erection and use of buildings for milk processing, formation of hardstanding, erection of silos on land at Yew Tree Farm, Coppull Hall Lane, Coppull.

It was proposed by Councillor Dennis Edgerely, seconded by Councillor Simon Moulton and subsequently **RESOLVED - That it was considered expedient to pursue enforcement action.**

10.DC.182 ENFORCEMENT REPORT - FORMATION OF VEHICULAR ACCESS, 176A WOOD LANE, HESKIN, CHORLEY PR7 5NS

The Committee received a report of the Director of Partnerships, Planning and Policy asking Members to consider whether it was expedient to take enforcement action to secure the closure of the unauthorised vehicular access in respect of 176a Wood Lane, Heskin, Chorley.

It was proposed by Councillor Ralph Snape, seconded by Councillor June Molyneaux and subsequently **RESOLVED – That it was considered expedient to pursue enforcement action.**

Chair

Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	17 August 2010

Planning Applications Awaiting Decision

Item	Application No.	Recommendation	Location	Proposal
1	10/00417/FULMAJ	Permit Full Planning Permission	202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA	Erection of 13 dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road)
2	10/00525/FULMAJ	Permit Full Planning Permission	Land 45m South West Of 1 Swallow Court Clayton-Le-Woods Lancashire	Erection of 2 No Two Bedroom , 9 No Three Bedroom affordable houses with associated landscaping and car parking.
3	10/00418/FULMAJ	Permit (Subject to Legal Agreement)	Land Representing Phase 3 And Clayton Green Business Centre Preston Road Clayton-Le-Woods	6Resubmission of planning application 10/00047/FULMAJ for 11 No dwellings & infrastructure to land adjacent to 605 Preston Road including amendments/plot substitution to previously approved layout for planning application 08/00203/FUL
4	10/00431/FUL	Permit (Subject to Legal Agreement)	Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton	Erection of 1 no. detached and 1 pair semi detached houses
5	10/00181/FULMAJ	Refuse Full Planning Permission	Altcar Farm Altcar Lane Euxton Leyland PR25 1LE	Erection of poultry building

Report

6	10/00591/FULMAJ	Permit Full Planning Permission	Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire	Erection of a railway station, access road and associated parking and infrastructure at Buckshaw Village (amendments to previously approved application ref 08/00562/REMMAJ)
7	10/00437/REMMAJ	Permit Full Planning Permission	Parcel J Buckshaw Avenue Buckshaw Village Lancashire	Reserved matters application for residential development comprising of 36 no. dwellings and associated works
8	10/00435/FULMAJ	Permit Full Planning Permission	Land South Of Parcel 7 And Parcel F Euxton Lane Euxton Lancashire	Proposed re-plan of plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings

Item 1 **10/00417/FULMAJ**

Case Officer **Mr Matthew Banks**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Erection of 13 dwellings and associated infrastructure
(following demolition of no. 202 Chorley Old Road)**

Location **202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA**

Applicant **Wainhomes (North West) Ltd**

Consultation expiry: 16 July 2010

Application expiry: 25 August 2010

Proposal

1. This application seeks permission to erect 13 dwellings and associated infrastructure (following the demolition of No. 202 Chorley Old Road).

Recommendation

2. Approve, subject to conditions.

Main Issues

3. This application is a re-submission of two previously refused applications 09/00392/FULMAJ and 10/00055/FULMAJ, the first of which was subject to appeal which was dismissed and the planning inspectors report dated 12 May 2010. The Inspector's decision letter is a material consideration in determining this application.
It is therefore considered that the current application will be assessed against the Inspectors comments from the application 09/00392/FULMAJ as the issues have already been considered within a public enquiry. Therefore, the main issues for consideration in determining this application are the impact on neighbour amenity and recent policy shifts concerning Brownfield and Greenfield land.

Representations

4. To date (27 July 2010), 27 neighbour objections have been received. The comments are summarised as follows:
 - The proposal will result in additional parking on Chorley Old Road;
 - Visibility splays can barely be achieved at the site;
 - Public transport provision in the area is poor;
 - The proposal is on Greenfield site, priority should be previously developed land;
 - The proposal will result in overlooking and loss of privacy to the surrounding bungalows;
 - Impact on trees and ecology;
 - The proposal is out of character in terms of scale and design;
 - Chorley Old Road could not cope with the increase in traffic ;
 - The development will cause additional noise in the area;
 - The demolition of 202 Chorley Old Road will leave 200 Chorley Old Road looking oddly shaped and awkward;
 - The proposal will overload the drains and sewerage system;
 - The proposal could increase the risk of flooding;
 - There is no shortage of housing in the area and Chorley's housing needs have already been met;
 - The site will be overdeveloped;
 - The proposal will add pressure to local schools, doctors and dentists

5. An objection letter has been received from Councillor Walker who is the local ward Councillor for the area. Councillor Walker's objections are summarised as follows:
 - Chorley Old Road could not cope with the increase in traffic ;
 - The proposal will result in additional parking on Chorley Old Road including footway parking which will cause hazards and inconvenience to pedestrians;
 - The site is not in a sustainable location;
 - Visibility splays are barely achieved;
 - The proposal is on Greenfield site, priority should be previously developed land;
 - Varied levels on the site will result in overlooking and the impact on privacy and amenity of the surrounding properties;
 - The proposal will result in damage to the mature adjacent trees;
 - The proposed dwellings will be out of character and out of scale in the surrounding area.
6. A letter has been received from Lindsay Hoyle MP in response to a question raised by a constituent concerning the submission of the current application following the refusal of a similar scheme by a Planning Inspector (application ref: 09/00392/FULMAJ). A response has been sent to both the constituent and Mr Lindsay Hoyle MP explaining the situation.

Consultation

7. United Utilities – No objection subject to conditions
8. Parish Council – Object to the proposal; Overlooking, impact on the streetscene, only bungalows would be suitable. Impact on Chorley Old Road and quality of life of local residents. Over-development of the site. Request a committee site visit and traffic survey
9. Environment Agency – No objection subject to conditions
10. Environmental protection – No objection subject to conditions
11. Chorley Community Safety Partnership – request the properties incorporate measures in relation to crime prevention. These could be covered by condition.

Assessment

12. The application site comprises a piece of land approximately 0.5 hectares in size lying to the east of Chorley Old Road, between the rear gardens of the bungalows on Chorley Old Road and Little Quarries to the west of the site. To the south of the application site are the gardens of the properties on Chorley Old Road and to the north are the bungalows on St Helens Road. The site is within the settlement boundary of Whittle-le-Woods and the area immediately to the west bounding the site is allocated as Safeguarded Land. Public Footpath 25 bounds the site immediately to the west. The site is elevated in relation to Chorley Old Road and the bungalows that back onto the site. The part of the appeal site that is made up of 202 Chorley Old Road and its curtilage is now considered Greenfield Land along with the rest of the application site.

Summary and Analysis of issues

13. It must be noted that the current scheme is predominately the same as the one that went to Public Inquiry, the changes being the removal of plot 3; changing plots 4 and 14 to bungalows and changing the house type at plot 5.
14. This report will therefore assess the current application in light of the appeal decision and will consider any relevant policy changes that have may have taken place. It must be noted that the only reasons for refusal upheld at appeal was the impact of the proposal on neighbour amenity.

The other reasons for refusal and grounds for objection from residents were dealt with by the inspector, or could be overcome by imposing conditions. The inspector concluded that four of the fourteen dwellings proposed would cause unacceptable harm to the living conditions of the occupants of neighbouring dwellings which constituted the reason for refusal. If the impact on these properties can be overcome as a result of this application and there are no new

circumstances to consider, there will be no grounds upon which to oppose the development of this site.

15. Assessing the current application in line with the inspector's comments, the dwellings proposed on plots 3, 4, 5 and 14 were considered unacceptable.
16. Plot 3 was considered to have an unacceptable impact on No. 12 St Helens Road due to overlooking from first floor windows. However, in the current scheme, plot 3 has been entirely removed from the site layout which has overcome this issue.
17. The relationship between plot 4 and No. 12 St Helens Road was considered to be unacceptable as plot 4 would have first floor windows that would face this property causing an unacceptable relationship. As such, plot 4 is now a bungalow which has overcome this issue.
18. It was considered the flank wall of the house on plot 14 was also found to have an unacceptably overbearing impact on the property No. 200 Chorley Old Road due to the level difference. This plot has also been changed to a bungalow, therefore overcoming this reason for refusal.
19. The Inspector considered plot 5 to have an unacceptably overbearing impact to No. 12 St Helens Road due to the land level differences, particularly concerning the long rear elevation of the house on plot 5. The house type at plot 5 has now been amended from a Montgomery house type to a Stephenson house type. The amended house type now has a single storey attached double garage rather than one which has a two storey element above. It is now considered that the rear elevation of the Stephenson house type nearest No. 12 St Helens Road will appear far less intrusive to the occupiers of this property, therefore overcoming this reason for refusal.
20. It has been noted that there have been recent shifts in both national and local policy that differ from when the Inspector's comments were issued. This is with specific reference to Planning Policy Statement 3: Housing (PPS3) which essentially now means that private residential gardens are now considered Greenfield land, rather than Brownfield land and the change in definition now removes any additional presumption in favour of the development of garden land.
21. Despite these changes, the overarching issue of Greenfield land was covered in the Inspector's report which concluded that the use of the site for development would not prejudice the priority given to the development of previously developed (Brownfield) land. It has been noted that the application site is predominately a Greenfield site not within a garden and that only a small portion of the site includes the garden of No. 202 Chorley Old Road. Furthermore, there are no houses proposed on this part of the site which will only provide access to the development. As such, given the comments from the inspector and indeed the nature of the changes in both national and local policy. The circumstances of this particular application are not so significant as to warrant a different view from that of inspector and refuse the application on these grounds.

Overall Conclusion

22. In line with the appeal decision dated 12 May 2010, it is considered that the proposed development has been amended to satisfy the previous reasons for refusal as concluded by the inspector. It is now considered that four of the fourteen dwellings that would have caused unacceptable harm to the living conditions of the occupants of the neighbouring dwellings have now been resolved and as such, there are no further neighbour amenity issues that would warrant a recommendation of refusal.

With regards to the part of the site that comprises the garden of 202 Chorley Old Road (which is now allocated as Greenfield land). It is considered that the use of this garden solely for access to the site, the nature of amended policy and given the comments from the inspector's report, the particular merits of this case would not warrant refusal of the application on these grounds.

As noted by the inspector, other matters raised by third parties can either be dealt with by condition and as such, the application is accordingly recommended for approval subject to conditions.

Planning Policies

23. National Planning Policies:

Planning Policy Statement 1: Delivering Sustainable Development (PPS1);
 Planning Policy Statement 3: Housing (PPS3)

24. North West Regional Spatial Strategy (RSS)

Policies DP4, L4 & RT2

25. Adopted Chorley Borough Local Plan Review 2003

Policies GN1, GN5, HS4, HS6, HS21 & TR4

26. Other guidance

Chorley into 2016: Sustainable Resources Development Plan Document (DPD)
 Chorley Borough Council Supplementary Planning Guidance: Design Guidance

Planning History

27. The site history of the property is as follows:

Ref:09/00392/FULMAJ Decision: REFFPP Decision Date: 19 August 2009
 Description: Erection of 14 two storey dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road)

Ref:10/00055/FULMAJ Decision: REFFPP Decision Date: 25 May 2010
 Description: Erection of 14 dwellings and associated infrastructure (following demolition of no. 202 Chorley Old Road)

Recommendation: Permit Full Planning Permission Conditions

1. The approved plans are:

Stamp-dated on:	Title:	DWG No:
26 May 2010	Proposed Site Layout	09-053
26 May 2010	'Stephenson'	4.203/P/B/L
26 May 2010	'Eton'	4.134/P/B/L
26 May 2010	'Montgomery'	5.133/P/B/L
26 May 2010	'Oxford'	4.309/P/B/L
26 May 2010	'Davy'	4.212/P/B/L
26 May 2010	'Brunel'	4.208/P/B/L
26 May 2010	The Edale	Preliminary
26 May 2010	Richmond Sheet 1 of 2	A1a
26 May 2010	1.8m Screened Fence	SF/01
26 May 2010	1.0m Post & Two Rail Fence	SF/03
26 May 2010	Single Garage Plan and Elevations	GA-02
26 May 2010	Double Garage (Gable Roof) Plans and Elevations	A1b
26 May 2010	Topographical Land Survey	S09/116

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

2. 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.

3. The integral/attached garage 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 off street parking provision is maintained and thereby avoid hazards caused by on-street parking and to ensure a high quality visual environment is maintained and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
4. No development shall take place until:
- a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
 - b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
 - c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use, in accordance with PPS23 given the size and sensitive end-use of the proposed development, and the potential for ground contamination to exist as a result of past processes and activities adjacent to the above site.

5. No development shall take place until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.
Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 and Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.
6. 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.

7. Before the dwellings hereby permitted are first occupied, the driveways as shown on the approved plans shall be provided for the use of the properties.
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
8. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.
Reason: In the interests of the amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted on plots 1, 2, 5, 11 and 12, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).
Reason: To protect the amenities of the surrounding properties on Chorley Old Road and St Helens Road and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
11. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on the approved plan(s).
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
12. During the construction period, all trees to be retained shall be protected by 1.2 meter high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.
Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.
13. The development shall not commence until a Design Stage/Interim Code Certificate is submitted to the Local Planning Authority demonstrating that the proposed development will achieve the relevant Code for Sustainable Homes level. All dwellings commenced after 1st January 2010 will be required to meet Code Level 3, all dwellings commenced after 1st January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6. In accordance with Policy SR1 of the Sustainable Resources DPD, renewable or low carbon energy sources must be installed to reduce the predicted carbon emissions of the development by at least 10%. To demonstrate that this has

been achieved, the Design Stage/Interim Code Certificate must show that the proposed development will achieve 1 credit within Issue Ene7: Low or Zero Carbon Technologies. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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

14. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.
Reason: In the interests of highway safety and to prevent flooding, in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.
15. All windows in the first floor of the north elevation of the Stephenson house type hereby permitted on Plot 5 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level or above in the north elevation of the of the Stephenson house on Plot 5 type hereby permitted.
Reason: To protect the amenities and privacy of the adjoining property and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.
17. All windows in the first floor of the south elevation of the Montgomery house type hereby permitted on Plot 11 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level or above in the south elevation of the of the Montgomery house on Plot 11 type hereby permitted.
Reason: To protect the amenities and privacy of the adjoining property and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.
19. Before the dwellings hereby permitted are first occupied, the properties hereby permitted on plots 5,6,7,8 and 9 shall incorporate the following specifications of 'Secured by Design':
 - All windows at ground floor level shall conform to the 'improved security' window standard BS7950 and shall be fitted with double glazed panels with laminated glass to the exterior set in BS7950 Secured by Design certified frames;
 - The ground floor entrance doors shall comprise 'Secured by Design' enhanced security doors BSI PAS 24-1999;
 - Security lights shall be fitted to the front entrance door and on the rear of these properties.

Reason: To reduce crime and make the properties a safer place to live in.

20. Before the dwellings hereby permitted are first occupied, all properties shall be fitted with an intruder alarm with PIR covering the ground floor to comply with BS4737 of 'Secured by Design' guidelines.

Reasons: To reduce crime and make the properties a safer place to live in.

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

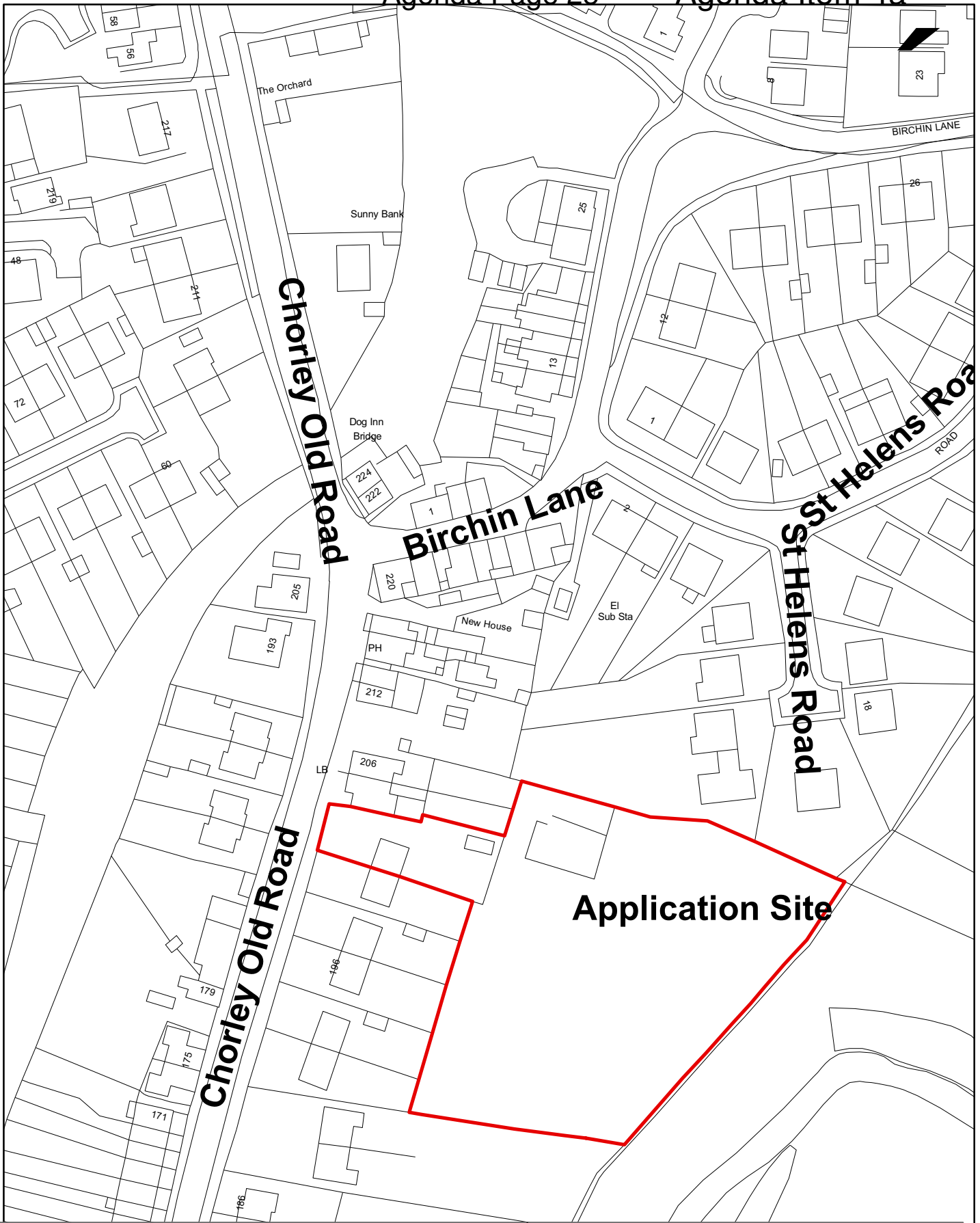
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

22. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed to in writing by the Local Planning Authority.

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

23. 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 & HS4 of the Adopted Chorley Borough Local Plan Review.



Lesley - Ann Fenton
 Director of Partnerships, Planning and Policy

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Application No.

10/00417/FULMAJ

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 N: 422165

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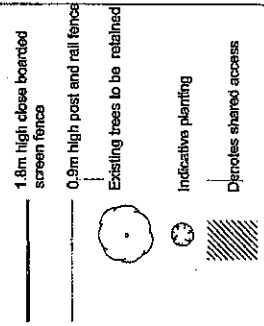
10/417/RULMAJ

202 CHORLEY OLD ROAD, WHITTLE-LE-WOODS.

General notes:
 1. All drawings shall be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job. No work shall be undertaken on the drawing reproduced without prior written consent.

Schedule	No.
Ox	2
Rd	1
Br	1
M	1
Montgomery	2
Da	2
Davey	2
Eton	2
Ed	2
Edale	1
St	1
Stephenson	1
TOTAL	13

ENCLOSURES



- 1. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 2. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 3. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 4. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 5. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 6. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 7. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 8. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 9. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 10. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 11. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 12. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 13. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
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- 15. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 16. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 17. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 18. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 19. All trees to be retained shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.
- 20. All trees to be removed shall be marked with a red spray-painted 'X' on the trunk and a red spray-painted 'X' on the canopy.

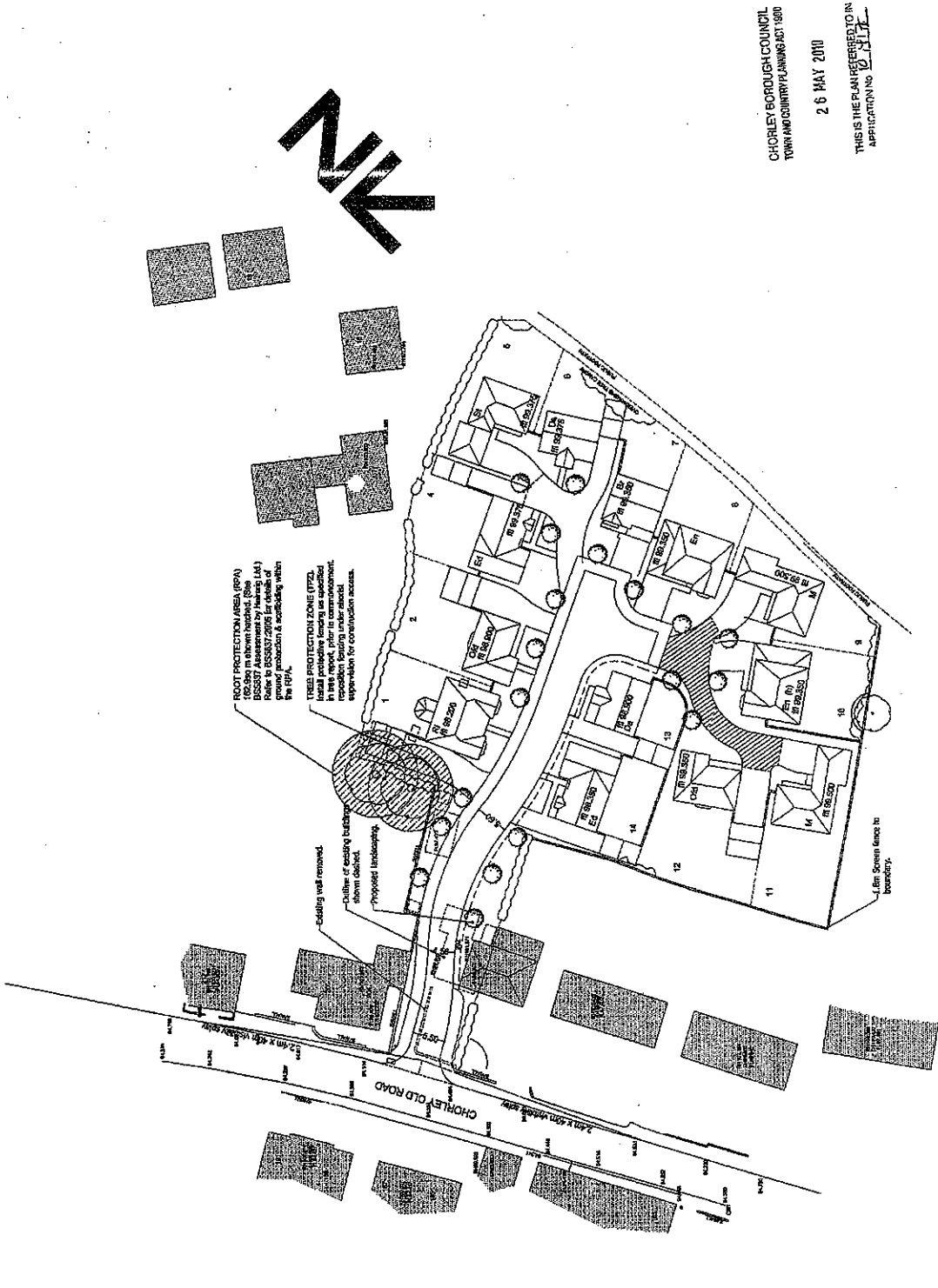


mk associates limited
 LANDSCAPE ARCHITECTS
 202 CHORLEY OLD ROAD, CHORLEY.
 Tel: 01775 774510 Fax: 01775 774514 mk@mkassociates.co.uk

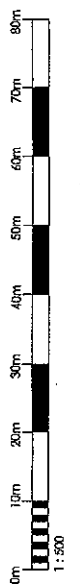
A2 PLANNING

PROPOSED SITE LAYOUT.

Client:	1500 09 A2	Date:	18/03/09
Project:	1000	Drawing No:	J
Scale:	1:500	Sheet No:	09-053



CHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY PLANNING ACT 1990
 26 MAY 2010
 THIS IS THE PLAN REFERRED TO IN APPLICATION NO. 10/417/RULMAJ



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Item 2 **10/00525/FULMAJ**

Case Officer **Liz Beard**

Ward **Clayton-le-Woods and Whittle-le-Woods**

Proposal **Erection of 2 No Two Bedroom, 9 No Three Bedroom
affordable houses with associated landscaping and car
parking.**

Location **Land 45m South West Of 1 Swallow Court Clayton-Le-Woods
Lancashire**

Applicant **Adactus Housing Association Ltd**

Consultation expiry: 28 July 2010

Application expiry: 28 September 2010

Proposal

1. The proposal is for 2 no. two bedroom and 9 no. three bedroom houses, which are all affordable houses. Access is proposed from Birchin Lane, with the houses laid out in two cul-de-sacs.
2. The site is situated off Birchin Lane and covers 0.35 hectares. The site is bounded by residential properties along Birchin Lane to the east and along Chorley Old Road to the west, including the Dog Inn public house. The northern boundary of the site is adjacent to a public footpath, beyond which lies St Helens Work Cottages and residential properties on Swallow Court. To the south the site bounds a parcel of vacant land, which adjoins onto Chorley Old Road at the Dog Inn Bridge.
3. The land is overgrown, although many of the trees and shrubs have been felled and removed. Some trees remain adjacent to the boundary and along the green corridor. The site forms part of the former Walton Summit stretch of the Leeds-Liverpool Canal which was filled in during the 1960's.

Recommendation

4. It is recommended that this application is granted full planning approval.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of development.
 - Design and appearance.
 - Impact on the neighbours.
 - Highways and parking.
 - Drainage.
 - Environmental Improvements/Landscape Features.

Representations

6. 11 letters of objection have been received where the following issues are raised;
 - Wrong location for building affordable housing.
 - If properties to be built must be fewer in number and of a type that fits in with the surrounding area and its residents.
 - Create extra traffic on Birchin Lane
 - Increase in extra traffic in particular at junction of Chorley Old Road and Birchin Lane.
 - No enough facilities like schools to build new houses.
 - Sewerage and drainage systems have a history of problems opposite the proposed development.
 - This is a small quiet residential area whose character will be spoilt by this development for affordable housing.
 - Traffic generation would enhance the hazard for pedestrians.
 - With all the back garden building that goes on it has already taken away the character of the village.
 - Putting eleven houses in such a small space would be completely out of character with the current dwellings and have a detrimental effect on the immediate vicinity.

- There has been a significant reduction in birds and bats in the area since the land was cleared in 2008.
 - There are enough affordable houses in the area.
 - No footpaths on Birchin Lane.
 - To build properties behind cottages would invade privacy.
 - The area would be better as a conservation area with a parking area to ease the congestion on Birchin Lane.
 - No room for construction vehicles to access this area without causing serious congestion.
 - Design of the houses is not in keeping with the area.
 - The site was a canal years ago and would not be suitable for houses.
 - Site should be used as a continuation of the canal walk.
 - Extra 20 to 30 motor vehicles using Birchin Lane.
7. Whittle-le-Woods Parish Council state that while councillors are in agreement that there does need to be affordable housing available for the children of people abiding in the area, and that this site may well be suitable for housing, there are a few concerns. This development is 30% bigger than the previously agreed one which means there will be considerably more traffic and car parking in an area which is already overstretched. Traffic on Birchin Lane in particular will be massively increased. Overdevelopment of the site both now and in the future, is another concern. The area on plans earmarked for 'future development' caused particular concern and queries. It would be greatly hoped that priority will be given to children of residents when allocating houses.
8. Clayton-le-Woods Parish Council object as the proposal is over-development of the area and there are road safety issues, as there is a sharp bend on Birchin Lane which is particularly hazardous. Also, vehicles exiting onto Chorley Old Road is already an issue and additional cars would increase problems at this junction.

Consultations

9. British Waterways state that the site lies on the line of the former Walton Summit Branch of Leeds and Liverpool Canal. Whilst British Waterways currently has no plans to restore this section of waterway, this can not be ruled out at some time in the future. British Waterways is pleased to note the inclusion of a footpath along the line of the canal.
10. The Environment Agency have no objection providing that an appropriate condition is provided in relation to a surface water regulation system. They are satisfied that the controlled waters at this site are of low environmental sensitivity and that development does not pose an unacceptable risk to them.
11. The Architectural Design and Crime Reduction Advisor states that should planning permission be granted for this development then he will be working with the developer/architects to ensure that the agreed standard as per the application form provided to me are completed as agreed.
12. Chorley's Conservation Officer states that the site is adjacent to the listed 'Dog Inn Bridge' on the site of the southern section of the Canal. Nothing of the bridge remains, even the sub-road structure has gone. The character of the area is varied, however, the traditional building style is that of a fine grain with small terraced, limited semi-detached and perhaps one detached house built in the same general style as the terraces. The scale and type of proposed houses does appear to have respected the fine grain of traditional buildings. Whilst it would have been appropriate to build a row of terraced houses the undulating topography of the site does not allow this. The use of rendered elevations with stone (art stone) detailing would further help to link this new development with the character of the old.
13. United Utilities state that they have no objections to the proposal providing that in accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway as stated in the application form and may require the consent of the Environment Agency. Public sewers slightly encroach the northern section of this site and we will not permit building over them. We will require an access strip width of 6 metres, 3 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of 'Sewers for Adoption'. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
14. Lancashire County Council (Highways) have not made any comments on this application.
15. Chorley's Waste & Contaminated Land Officer state that due to the past processes and activities upon and adjacent to the above site, there is potential for ground contamination. Therefore no development shall take place until a ground investigation is submitted.

16. Lancashire County Council (Planning Contributions) have suggested a S106 contribution for £5,280 for Waste Management in line with their Policy Paper 'Planning Obligations in Lancashire'.

Assessment

Principle of Development

17. The application site lies within the main settlement of Whittle-le-Woods where there is a presumption in favour of appropriate development subject to normal planning considerations. The principle of developing the site for residential development was established with the granting of application 08/00338/FUL for 8 three bedroomed semi-detached and 1 no. 4 bedroomed detached dwellings with new access in June 2008.

Design and Appearance

18. Policy HS4 states that proposals for residential development will be permitted providing they respect the surrounding area in terms of scale, design, layout, building style and facing materials.
19. There is a mix of small terraced, some semi-detached and detached houses which are two storey. All the traditional buildings date from the 19th or early 20th Century, with a general style which are stone or rendered elevations. The more recently built properties, within the area, which date from the latter part of the 20th Century, have made no attempt to be sympathetic with their setting.
20. The proposal is for a total of 11 dwellings, comprising of 2 no. two bedrooms and 9 no. three bedroom houses, which are all two storey. The scale and style of the proposed houses appear to have respected the fine grain of the traditional buildings within the area.
21. The layout of the development comprises of two cul-de-sacs and there is a green corridor proposed to the rear of the site. The two houses along the front of the site are at an angle, from the existing houses on Birchin Lane. These reflect the bend in the road, and fit in with the existing streetscene.
22. Each dwelling will have its own driveway provision. There is sufficient amenity space provided and the privacy distances are met. Areas for the storage of bins are also shown.
23. The scale, design, layout and building style of the proposed dwellings are appropriate to the plot size and location and the development fits in with the site surroundings and other development within the area.

Impact on the Neighbours

24. Plots 9 and 11 are sited closest to the existing residential development. These are facing sideways onto the dwellings with no habitable room windows on the elevations. The distances of 14.4m and 19.9m between the proposed and existing properties complies with the Council's standards for privacy distances.
25. Plot 5 backs onto St Helen's Work Cottage, where there is a distance of 21m shown. Again this complies with the Council's standards in relation to privacy distances. All the appropriate privacy distances are met both in relation to the existing and proposed dwellings, as well as all the proposed housing.

Highways and Parking

26. The proposed development will be accessed off Birchin Lane. Although the access is on a bend in the road the visibility splay is of an appropriate standard and will not compromise highway safety. The width of the roads is sufficient in view of the scale of development and will create a shared surface use for vehicles and pedestrians. The road layout will comprise of two cul-de-sacs, which are not too great in length therefore meaning that vehicles cannot gain too much speed.
27. There are two car parking spaces provided within the curtilage of each plot which is an appropriate number of spaces for houses of this size and should not result in on-street parking on Birchin Lane. Also, the development site is in near to Chorley Old Road where there is a regular bus service.

Drainage

28. There has been some concerns raised, by neighbours, in relation to drainage in the vicinity of this site. United Utilities have been consulted as part of this application, and have not raised any objections in relation to drainage providing that a separate system for foul and surface water drainage is provided. They also require an access strip to be provided either side of the sewer in accordance with the minimum distances specified in the current issue of 'Sewers and Adoption'.

Environmental Improvements/Landscape Features

29. Policy EP12 states that environmental improvement schemes will be pursued in areas of need enhancement. One of the reasons the site is identified as an environmental improvement area is to create a linkage with other amenity spaces in the north and south to provide a 'useable' green corridor along the stretch of the former canal. The green corridor is shown on the layout plan and will provide such a link. The green space is considered sufficient in accordance with policies EP12 and EP13, which do not require the whole site to be retained as open space. This area of green space will be maintained by the Council.

30. Due to the site being a former canal the Council's Conservation Officer suggested that some form of interpretation board could be provided, adjacent to the scheme, to provide some information about the area. The applicant has agreed to provide this, and a condition can be added accordingly.

Overall Conclusion

31. The proposal is acceptable in terms of scale and layout, neighbour amenity, highway safety and provides environmental improvements within the scheme and the area. It is therefore recommended that the application is approved.

Other Matters

Public Consultation

32. Adactus Housing carried out a consultation exercise in relation to the above scheme. The applicant stated that a leaflet was posted and four residents provided the following comments:

- Birchin Lane is too narrow and congested at present, Chorley Old road also too dangerous.
- The houses will not be in keeping with the area.
- Development will enhance the risk of flooding.
- Lack of facilities in the community (doctors, dentists, schools).
- Note need for affordable housing.
- Consider site over-developed-would like to see smaller development re concerns for traffic and parking.
- Note that area was originally covenanted to be a green corridor.
- Roads too congested.
- Concern re council housing affecting values.
- Against any further houses being developed in the area.
- Against development of site originally.
- Concerns re privacy relating to a 3 storey house.
- Concerns re problem families.
- Strongly opposed to development.

Funding

33. The Head of Strategic Housing advises that National Affordable Housing grant funding has been received. This funding was allocated prior to the redistribution of government funding and this is dependant on there being a start on site by the end of September.

Planning Policies

National Planning Policies:

PPS3, PPS23 and PPS25

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, HS4, HS6, EP12 and EP13.

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

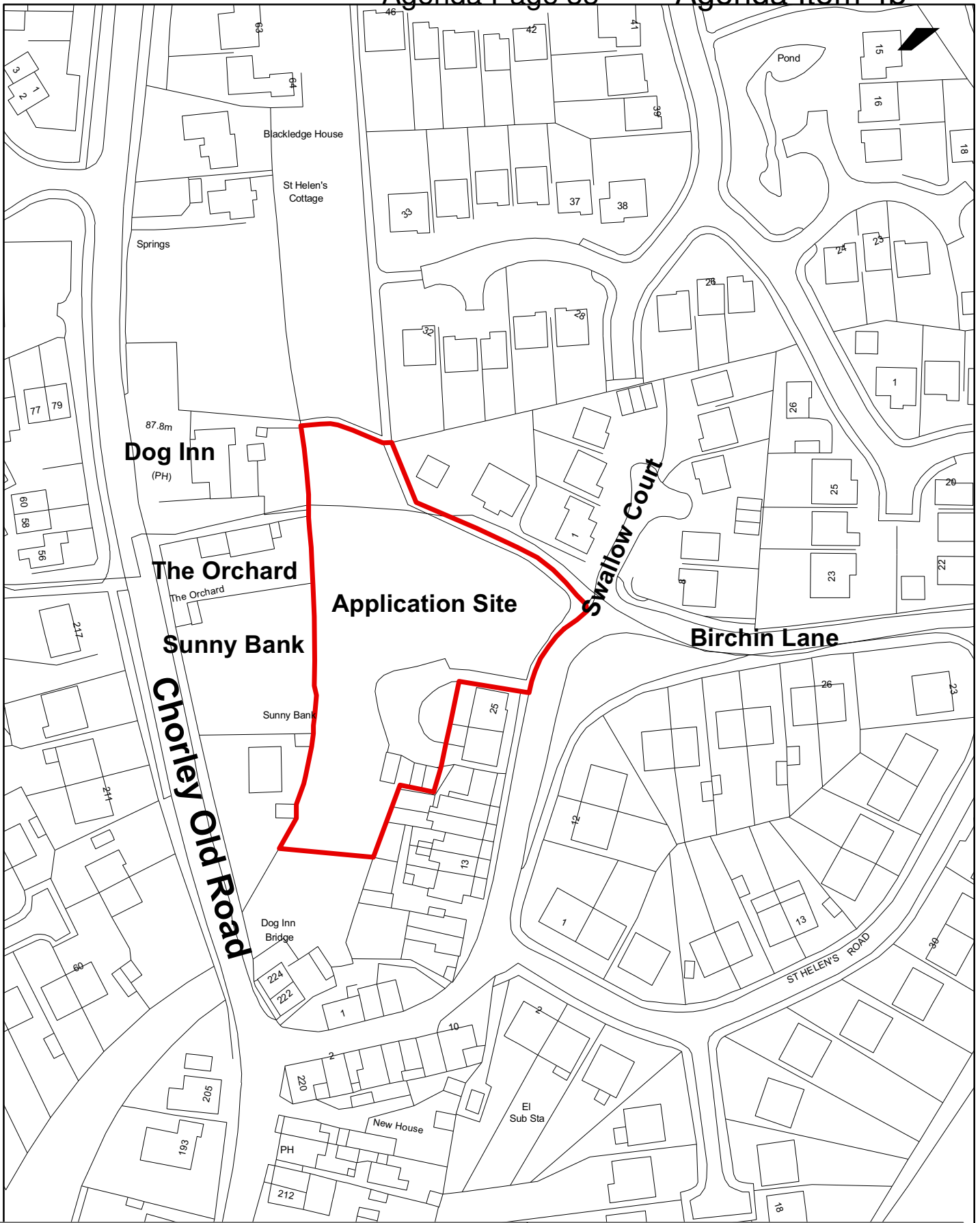
Chorley's Local Development Framework

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

Planning History

08/00103/FUL Residential development consisting of 8 no. 3 bedroomed semi-detached and 1 no. 4 bedroomed detached dwellings with new access. Withdrawn 3 April 2008.

08/00338/FUL Residential development consisting of 8 three bedroom semi-detached and 1 No.4 bedroom detached dwellings with new access. Approved with conditions June 2008.



Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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<p>Application No. 10/00525/FULMAJ</p>	<p>Grid Ref: E: 358314 N: 422348</p>	<p>Scale: 1:1,250</p>	<p>2</p>
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Item 3 **10/00418/FULMAJ**

Case Officer **Liz Beard**

Ward **Clayton-le-Woods North**

Proposal **6Resubmission of planning application 10/00047/FULMAJ for 11 No dwellings & infrastructure to land adjacent to 605 Preston Road including amendments/plot substitution to previously approved layout for planning application 08/00203/FUL**

Location **Land Representing Phase 3 And Clayton Green Business Centre Preston Road Clayton-Le-Woods**

Applicant **Wainholmes Developments Ltd**

Consultation expiry: 7 July 2010

Application expiry: 3 September 2010

Proposal

1. The application is a resubmission of planning application 10/00047/FULMAJ for 11 dwellings and associated infrastructure on land adjacent to 605 Preston Road, and amendments/plot substitution to the previously approved layout for planning application 08/00203/FUL.
2. The site is a flat site covering 0.6 acres and is adjacent to 605 Preston Road and is a vacant and overgrown. The site is contained in the New Towns Masterplan and was highlighted for a phase of office development.
3. The proposal is for 11 new houses and 1 no plot substitution. The plot substitution is Plot 36, which has changed from the Eton to the Oxford house type which is a 2 storey detached four bedroomed property.
4. The 11 new houses will be accessed from the existing access from Preston Road, into the adjacent housing site that has been developed by Wainhomes, and a further cul-de-sac will be taken off the existing road. There will be five houses located along the front of the site, along Preston Road, where there will be four three 2.5 storey houses and one two storey house.
5. The remaining 6 no houses are situated to the rear of the properties that are fronting onto Preston Road. There is a 2 bedroomed property, which is located at the end of the cul-de-sac and looks down the new road. There will be three garages located on the ground floor of this property with the living accommodation over the first floor. In the corner there is a L-shaped building which accommodates 2 no two bedroom properties. The rest of the plots comprise of 3 no. four bedroomed houses, one 2.5 storeys and the other two storeys. Car parking is provided within the curtilage of these properties.

Recommendation

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

Main Issues

7. The main issues for consideration in respect of this planning application are:
 - Principle of Development
 - Design and Appearance
 - Mix of Housing
 - Impact on Amenity of Future and Existing Occupiers
 - Highways and Parking

Representations

8. No letters of objection have been received
9. Clayton-le-woods Parish Council object on the grounds of increased traffic, over-development of the site and the effect on neighbouring properties.

Consultations

10. Lancashire County Council (Highways); no comments have been provided.
11. Chorley's Waste & Contaminated Land Officer comments as provided for application 10/00047/FULMAJ; further investigation required specific to the pond area and the proposed development upon and adjacent to it. Potential risk associated with the infilling the pond and introducing future site receptors (buildings and occupants) to this area. In particular refer to the possible presence of organic material that could give rise to ground gas generation, and subsequent migration. Clarification required of proposed works for this area. The applicant should note that any imported material should be subject to validation testing to confirm that it is suitable for use.
12. Lancashire County Council (Planning Contributions) have suggested a contribution towards waste management through a S106 agreement.

AssessmentPrinciple of Development

13. The principle of development was considered in a previously approved scheme on this site ref.09/00750/FUL (Committee 10 November 2009), which was for 7 dwellings and the substitution of one plot.
14. The site is allocated for office use and is within the Clayton Green District Centre. This was established as part of the New Town Masterplan, which included an office park with community and shopping facilities surrounded by residential development. The application site has remained an undeveloped part of the business park despite being covered by an extant planning permission and a redesigned office scheme approved in July 2007.
15. The site has been marketed from 2005 and the agents conclude that there is an oversupply of available B1 office accommodation within the Clayton Green site. This includes 22,000 sq ft. The Clayton Green District Centre is not unique in this situation as the Ackhurst Business Park similarly has vacant office space and is a much larger allocation. With the proposed office development at Buckshaw yet to come on stream it is considered that Clayton Green offices do not have sufficient critical mass to make them an attractive location for firms to occupy given the size of unit available.
16. A marketing appraisal of the site was obtained for application 09/00750/FUL. A locally based Chartered Surveyor carried out the exercise, independently, and concluded that there is no realistic likelihood of the site being developed within a 5 year period and possibly longer.
17. On balance it is considered that the loss of the site for office development and developing it for residential development is acceptable. Ideally the allocation of the site should be reviewed as part of the LDF process. It would be difficult to refuse on this basis as this is a small site and firms looking for office space in the Borough are more likely to chose to locate on other sites, which were identified in the marketing appraisal.
18. The area is a mixed use area, with the adjacent site already been developed by Wainhomes for housing, a large residential care home to the north of this and to the west and south there is a mix of residential development and business park development, and a residential estate and church opposite The development of this site will not detract from the character of the area. The site is therefore considered appropriate for residential development.

Design and Appearance

19. The proposal is for 11 new houses and 1 no plot substitution, which is Plot 36, which has changed from the Eton to the Oxford house type. These are both 2 storey detached four bedroomed properties. This amended house type is an acceptable substitution.
20. The 11 new houses will be accessed from the existing access from Preston Road, into the adjoining site that has been developed by Wainhomes, and a further cul-de-sac will be taken off the existing road. This site will then be a continuation of the adjacent site. There will be five houses located along the front of the site, along Preston Road, where there will be four three 2.5 storey houses and one two storey house. They are all detached and four bedroomed properties, and house types that have been used elsewhere in the adjoining scheme.
21. The remaining 6 no houses are situated to the rear of the properties fronting onto Preston Road. There is a 2 bedroomed property, which is located at the end of the cul-de-sac where there will be three garages located on the ground floor of this property with the living accommodation over the first floor. In the corner there is a L-shaped building which accommodates 2 no two bedroom properties. This arrangement reflects that already used on Plot 15 and 16 on the adjacent site. The rest of the plots are three four bedroomed houses, one 2.5 storeys and the other two storeys.
22. The designs are house types that have already been used on the adjacent site, and the materials will be the same. The layout is considered appropriate with ten garages also being provided, along with off-street car parking. The proposal is therefore acceptable in design terms.

Mix and Type of Housing

33. The housing shown is a range of two, three and four bedroom properties, with car parking provided. The mix of housing is considered appropriate and therefore complies with Planning Policy Guidance (PPG) Note 3 Housing.

Impact on Amenity of Future and Existing Occupiers

34. The houses all comply with the privacy distances as set out within the Council's Design Supplementary Planning Guidance and the garden areas are all at least 10m long. There will not be any harm to the amenity of the existing occupiers or the future occupiers, and therefore the proposal is acceptable in amenity terms.

Highways and Parking

35. The access into this site is to be taken off the existing cul-de-sac into the adjacent site which, has previously been developed by Wainhomes.
36. There is car parking provided by way of garages and driveways, which complies with the appropriate standards. Therefore there are no objections in terms of highways safety and parking.

Section 106 Agreement

37. The applicants have agreed to enter into a legal agreement for the provision of off-site playspace/open space. A figure of £14,597 is to be included within the Section 106 agreement.

Overall Conclusion

38. The local plan allocation is quite specific for this site in that it should be developed for office purposes and form part of a district centre. However, it would seem that the original New Town concept of a small office park is not being supported by the market. The planning strategy, to secure major development at Buckshaw, which is supported by the Local Planning Authority, has contributed to this. It is not considered that the release of this small site will undermine the district centre or reduce the potential for more office development. It will ensure that this site fronting onto Preston Road will be developed, and fill in and tidy up the frontage.

Other MattersSustainability

39 The applicant has provided a report on sustainable resources as part of the planning application. It is suggested that a condition is added requesting full details in relation to the predicted energy use.

Waste Collection and Storage

40. There are bin/recycling store and household composting area locations shown to the rear of the properties. The plan that has been provided also shows appropriate bin/recycling store collection points around the cul-de-sac which are located off the footway and off the road within the curtilage of the houses.

Planning Policies

National Planning Policies:

PPS1 and the Climate Change Supplement, PPS3, PPS4 and PPG13.

North West Regional Spatial Strategy

RS has been revoked from 6 July 2010. However the evidence base is still a material planning consideration.

Adopted Chorley Borough Local Plan Review

Policies: GN1, HS4, EM6, and SP6

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

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

Planning History

07/00469/FULMAJ Erection of 1 no. two storey office building. Approved July 2007.

08/00203/FULMAJ Development of 24 no. residential dwellings, including the demolition of existing property. Approved with conditions October 2008.

08/00974/DIS Application to discharge conditions relating to 08/00203/FULMAJ. All conditions were discharged October 2008.

09/00042/FUL Amendments to previously approved layout (08/00203/FULMAJ) and erection of 7 no. detached houses including infrastructure. Refused February 2009.

09/00150/FUL Amendment to previously approved layout (08/00203/FULMAJ) and erection of 7 no. detached houses including infrastructure. Refused August 2009.

09/00750/FUL Resubmission of application 09/00150/FUL amendment to previously approved layout (08/00203/FULMAJ). Approved with conditions November 2009.

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

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

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

2. No development shall take place until full details have been submitted of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show on-site measures to be installed and implemented so as to produce a minimum of 10% or locally set targets (which ever is the higher) of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling. No development shall commence until the scheme has been approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area, in line with the objective of National Planning Policy contained in Planning Policy Statement: Planning the Climate Change Supplement to PPS1 and Chorley Borough Council's Adopted Sustainable Resources DPD.

3. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed in writing by the Local Planning Authority.

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

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

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

5. The approved plans are:

Plan Ref.	Received On:	Title:
AL-005aRevC	26 May 2010	Site Layout
AL-100	26 May 2010	Proposed Streetscenes
OS-01	26 May 2010	Location Plan
C5199/01	26 May 2010	C1 2 Bed House Type

House Types

4.207/P/B/L Rev A	26 May 2010	Scott
3.118/P/B/L	26 May 2010	Claydon
4.209/P/B/L	26 May 2010	Jenner
Dunham 107 (D1)	26 May 2010	Dunham
4.204/P/B/L	26 May 2010	Nightingale
4.309/P/B/L	26 May 2010	Oxford
AD(10)01	26 May 2010	1.8m High Fence
SD-01	26 May 2010	Screen Wall/Fence 1.8m
SF/3	26 May 2010	0.9m Post & Two Rail Fence
GA-01	26 May 2010	Single Garages-Plans & Elevations

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

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

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

7. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. This should focus in particular on the pond area. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason:- In the interests of safety and in accordance with the guidance set out in PPS23: Planning and Pollution Control 2004.

8. Prior to the commencement of the development, full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

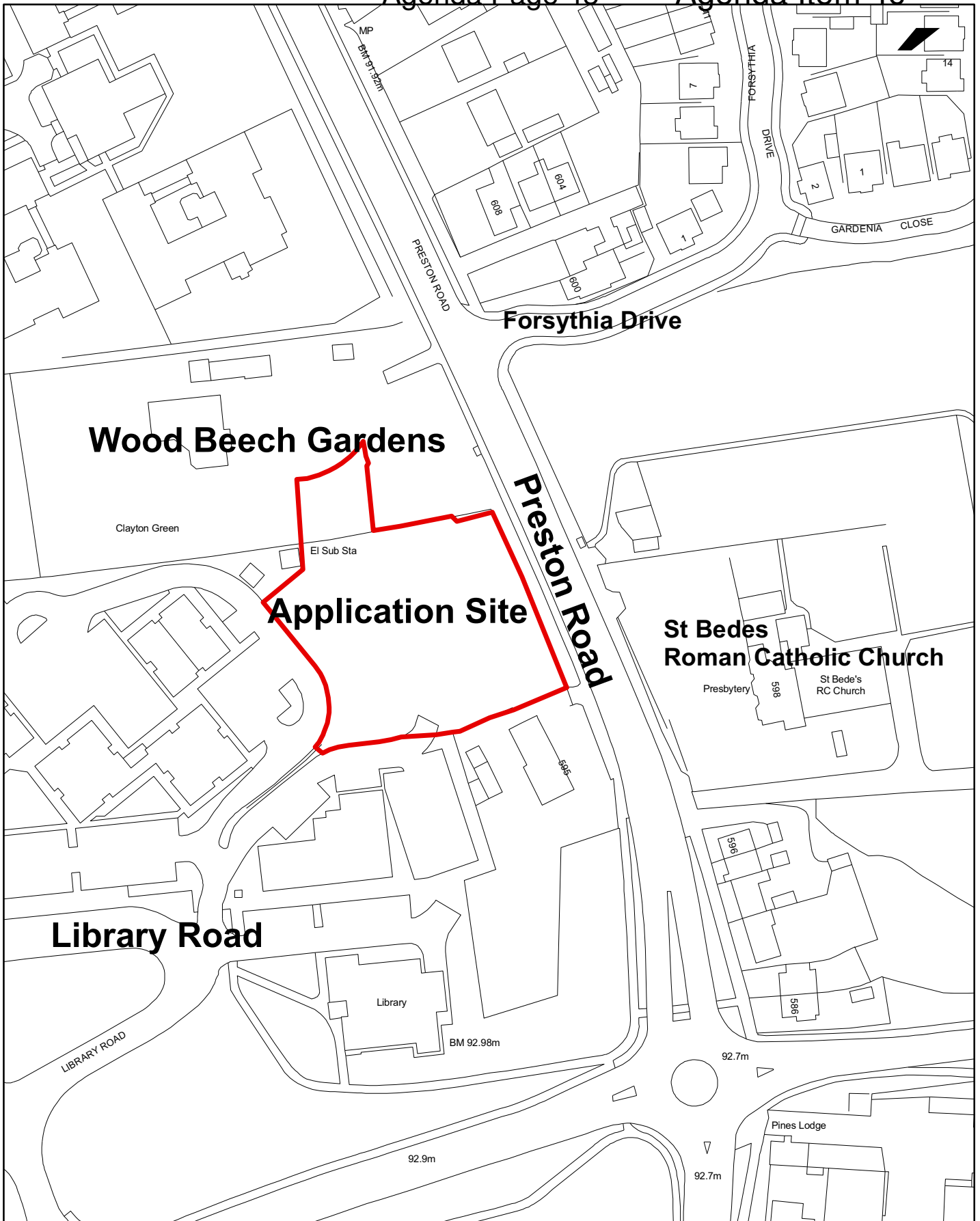
Reason: To ensure the satisfactory management of the private driveway, resident's parking spaces and refuse storage/collection at the site and in accordance with TR4 of the Adopted Chorley Borough Local Plan Review.

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

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

10. 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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<p>Application No. 10/00418/FULMAJ</p>	<p>Grid Ref: E: 357833 N: 423688</p>	<p>Scale: 1:1,250</p>	<p>3</p>

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Item 4 **10/00431/FUL**

Case Officer **Liz Beard**

Ward **Wheelton And Withnell**

Proposal **Erection of 1 no. detached and 1 pair semi detached houses**

Location **Former Victoria Mill Building 10m South West Of 23 Millbrook
Close Wheelton**

Applicant **Mr Mark Spellman**

Consultation expiry: 7 July 2010

Application expiry: 28 July 2010

Proposal

1. The application is for the erection of three dwellings on the site of the Victoria Mill in Wheelton. The site is accessed via Blackburn Road, and is surrounded by residential dwellings on Millbrook Close.
2. The proposal is for 1 no detached dwelling and 1 pair of semi detached dwellings.
3. This is a resubmission of a previous scheme ref. 09/00327/FUL which was refused on appeal.

Recommendation

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

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the Development
 - Employment Land
 - Highway Safety
 - Impact on the Neighbours
 - Design and Layout

Representations

6. Four letters of objection have been received which raise the following issues:
 - Property will be overlooked.
 - Loss of light.
 - Previously single storey building, a two storey building will obscure light and block our view of trees.
 - Concerns over increase in vehicle movements that will be created. Lead to an accident, difficulty for emergency vehicles and general unrest as residents are not able to go about their daily business (getting in and out of Millbrook Close) without difficulty.
 - Difficult right hand bend to negotiate especially in the evening and weekend when resident's cars parked on roads.
 - Difficulty with refuse collection vehicle carrying out its duties.
 - Leaving more space on the site by not building garages is a false economy in our views. Occupiers of the properties will require storage of some sort and will therefore either apply to erect garages at a later date or build sheds and storage units thereby decreasing the available space for vehicles.

- Difficulty for emergency vehicles to access the site.
 - Due to the on-street parking and 90 degree blind corner then concerns over pedestrian safety, especially young children.
 - Larger vehicles, especially emergency vehicles, will find it difficult to negotiate the corner.
 - Three houses on the site will increase the possibility of at least 6 cars.
 - Millbrook Close is not able to cope with the increase in cars.
 - The area has already had several extensions made to the surrounding houses and the erection of semi detached houses and detached houses would give a very overcrowded aspect to an already overcrowded area.
7. Wheelton Parish Council still have concern over access on Millbrook Close. This development could mean there could potentially be an extra ten vehicles trying to find parking spaces in an already congested area.

Consultations

8. Corporate Director (Neighbourhoods)- no comments have been provided.
9. Lancashire County Council (Highways)- no comments have been provided.
10. Chorley's Waste & Contaminated Land Officer- no comments have been provided.

Assessment

Principle of Development

11. The site is previously developed, brownfield land, and was previously occupied by an industrial building known as the Victoria Mill. There was a single storey building on site, but this has since been demolished and the site has been cleared.
12. Previously developed land is defined as land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the development of this type of land.
13. The planning history on this site goes back to April 2007 where an application for 4 dwellings was refused by the Council and subsequently dismissed on appeal, as the site would constitute a cramped form of development and was considered overdevelopment.
14. Outline permission was granted on the site in April 2008 for the erection of two dwellings. The outline application related to layout and access and incorporated two detached dwellings. In April 2009 a full application for two dwellings was subsequently approved.
15. A further application was submitted in April 2009 (ref 09/00327/FUL) for the erection of three dwellings. This was refused by Committee and subsequently dismissed at appeal. The Inspector stated that the proposal would conflict materially with the Saved Policy HS4 of the Local Plan Review as it would not provide safe and convenient access for cyclists and pedestrians before the needs of vehicle movement and parking.
16. However, the principle of residential development of the site has been established by planning applications 08/00256/OUT and 09/00130/FUL.

Employment Land

17. The site was previously used for industrial purposes therefore it needs to be considered under Saved Policy EM4 of the Adopted Local Plan Review. This policy requires applicants to demonstrate that the site cannot be re-used for employment and demonstrate that the proposed use would result in a significant improvement to local amenity.
18. The first application that was submitted in 2007 was refused as the applicant did not provide evidence, which demonstrated that a suitable employment reuse could not be accommodated. However, the applicants appealed this decision, and whilst the Inspector dismissed the appeal the Inspector agreed with the appellants in respect of the policy tests and considered that in

respect of criterion (c) of Saved Policy EM4 that a non-employment use may be permitted if this would result in a significant improvement to local and visual amenity.

19. The subsequent applications for two houses were considered to comply with criterion (c) of Saved Policy EM4. However, the most recent application 09/00327/FUL was refused as the proposal would create a cramped form of development and lead to the overdevelopment of the site. It was considered that the applicants did not demonstrate that the proposed use would result in a significant improvement to the amenity and visual amenity, and therefore did not comply with criterion (c) of Saved Policy EM4.
20. The applicants appealed against the above decision, and although the Inspector dismissed the appeal she specifically stated in paragraph 6 of the appeal decision APP/D2320/A/09/2117724. 'In my view the appeal proposal would not appear unacceptably cramped in comparison with the neighbouring residential development' She then goes on to say; 'On-balance, therefore, I conclude that the proposed development would not have a materially harmful effect upon the character and appearance of the surrounding area.'
21. The Inspector's decisions are a material consideration when assessing this proposal. In view of the above, that the site is not considered to be unacceptably cramped or have a harmful effect on the character and appearance of the area, it is considered that a residential development of three dwellings would therefore be acceptable, and the development therefore complies with criterion (c) of the Saved Policy EM4.

Highway Safety

22. The previous application, which was the subject of an appeal (ref. 09/00327/FUL), was dismissed because the Inspector felt that way the driveways and garages were positioned, causing difficulty in cars manoeuvring safely. The Inspector said that it would not provide safe and convenient access for cyclists and pedestrians, before the needs of vehicle movement and parking.
23. There have been changes made to this scheme in relation to the comments made in the appeal decision. The two garages proposed for the semi detached houses have been removed from the scheme and only driveways have been provided adjacent to Plot 1. The driveway has also been reconfigured to enable drivers to reverse within the site and access the site, onto Millbrook Close, forwards.
24. In relation to Plot 3, the detached dwelling, the garage has been retained, but the driveway has been reconfigured and a turning area has been added in. This will enable the occupiers to reverse within the site and also leave the site forwards onto Millbrook Close.
25. It is considered that this is an improvement to the previous scheme, and will ensure cars can safely manoeuvre on the site, and access the site forwards instead of reversing onto Millbrook Close.

Impact on the Neighbours

26. The application site is surrounded by residential dwellinghouses, and concerns have been raised in relation to overlooking and loss of light.
27. The layout of the development is exactly the same as the previous scheme (application 09/00327/FUL) apart from the garage on plot 2 has been omitted. In the committee report for this application it states that the properties have been orientated to ensure the Council's Spacing Standards are achieved which ensures that the amenities of the existing and future residents are maintained.
28. There have been no changes to the Council's Spacing Standards since the last application was determined and therefore the same applies. As such it is not considered that the proposals will lead to overlooking or the loss of light and will not have a detrimental effect on the amenity of the neighbours.

Design and Layout

29. The proposal is for the erection of two storey properties which will be rendered. The nature of the area is characterised by two storey rendered properties and as such the design of this proposal will fit in with the surrounding area.
30. The site area is 0.0864 hectares, which results in a density of 34.72 units per hectare. This is the same as the previous proposal which was refused in accordance with PPS3. As previously mentioned the application was refused, and the applicant's appealed against the decision. However the Inspector stated in her decision that 'In my view the appeal proposal would not appear unacceptably cramped in comparison with the neighbouring residential development'
31. Since the appeal decision PPS3 has been revised and with regards to the issue of density it states that '... the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to more efficient use of land without compromising the quality of the local environment.'
32. Given both the statement from PPS3 and the statement in the Inspector's decision, which is a material consideration, that the proposal is of an acceptable design and the layout is also acceptable.

Section 106 Agreement

33. There is no open space/play space being provided on site therefore a financial contribution of £3,981, towards the provision of off-site space in the vicinity is required. The developer has agreed to this and to entering into a Section 106 agreement.

Overall Conclusion

34. The previous proposal on this site was the subject of an appeal, and the Inspector dismissed it. The principle and layout of the actual housing was considered appropriate, but the way the driveways/garages were configured was not acceptable. This scheme has made changes to these and is considered a more acceptable design solution.

Planning Policies

National Planning Policies:

PPS1, PPS3 and PPG13

North West Regional Spatial Strategy

DP1, DP4, DP7, RDF1, W3, L4, and RT9

Adopted Chorley Borough Local Plan Review

GN1, GN5, GN9, EP17, EP18, HS4, HS6, HS21, TR4, and TR18

Supplementary Planning Guidance:

- Design Guide

Chorley's Local Development Framework

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

Planning History

07/00478/OUT Outline application for the redevelopment of the site comprising of the demolition of the existing industrial units and the erection of 4 semi-detached dwellings. Refused, and appeal dismissed.

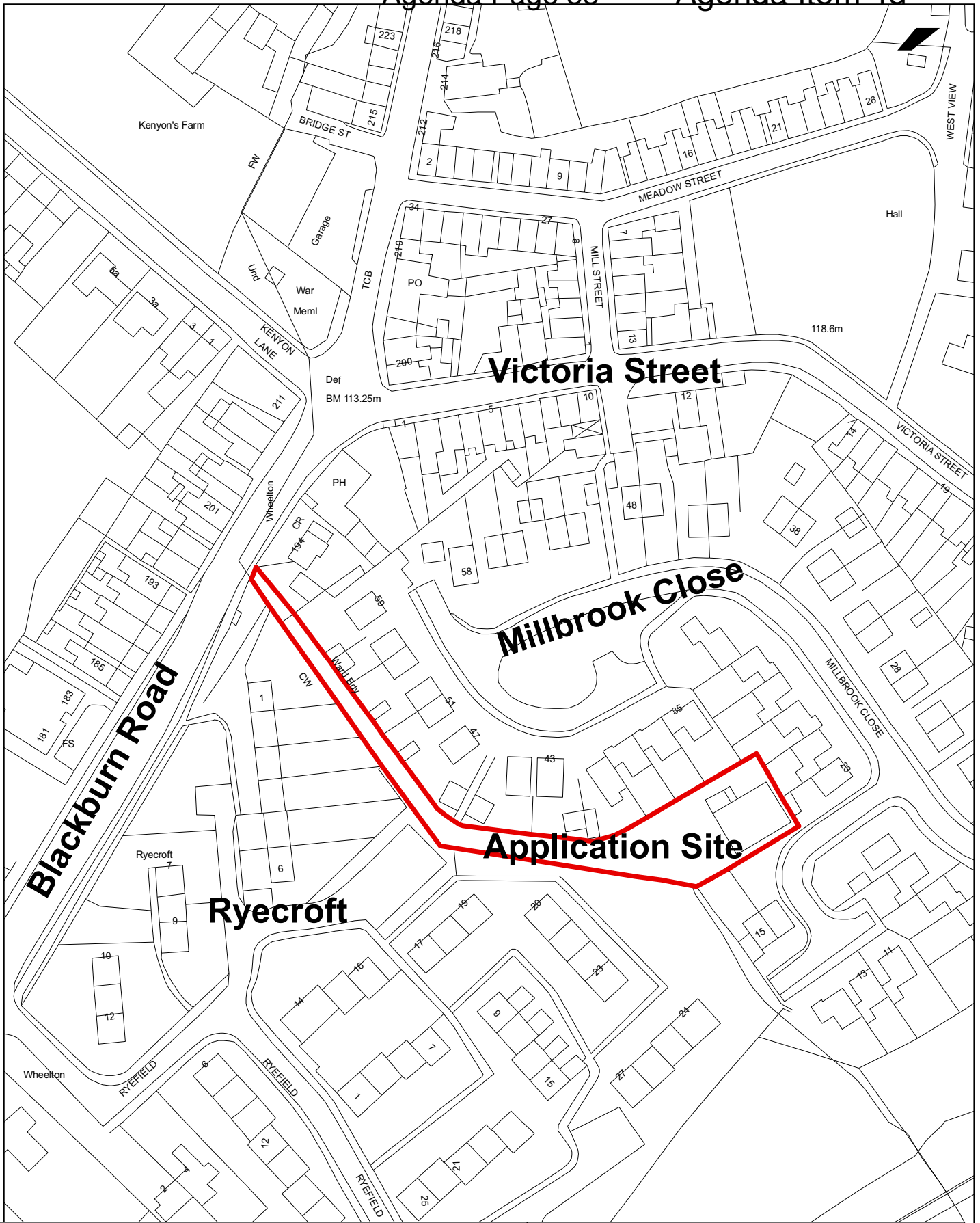
08/00256/OUT Outline application for the erection of 2 no detached dwelling houses following the demolition of the existing industrial unit. Approved April 2008.

09/00130/FUL Erection of two detached dwellings and one detached single garage. Approved April 2009.

09/00327/FUL Erection of 1 no detached and 1 pair semi detached houses. Refused June 2009 and the appeal was dismissed 16 March 2010.

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

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 Director of Partnerships, Planning and Policy

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Application No.

10/00431/FUL

Grid Ref:

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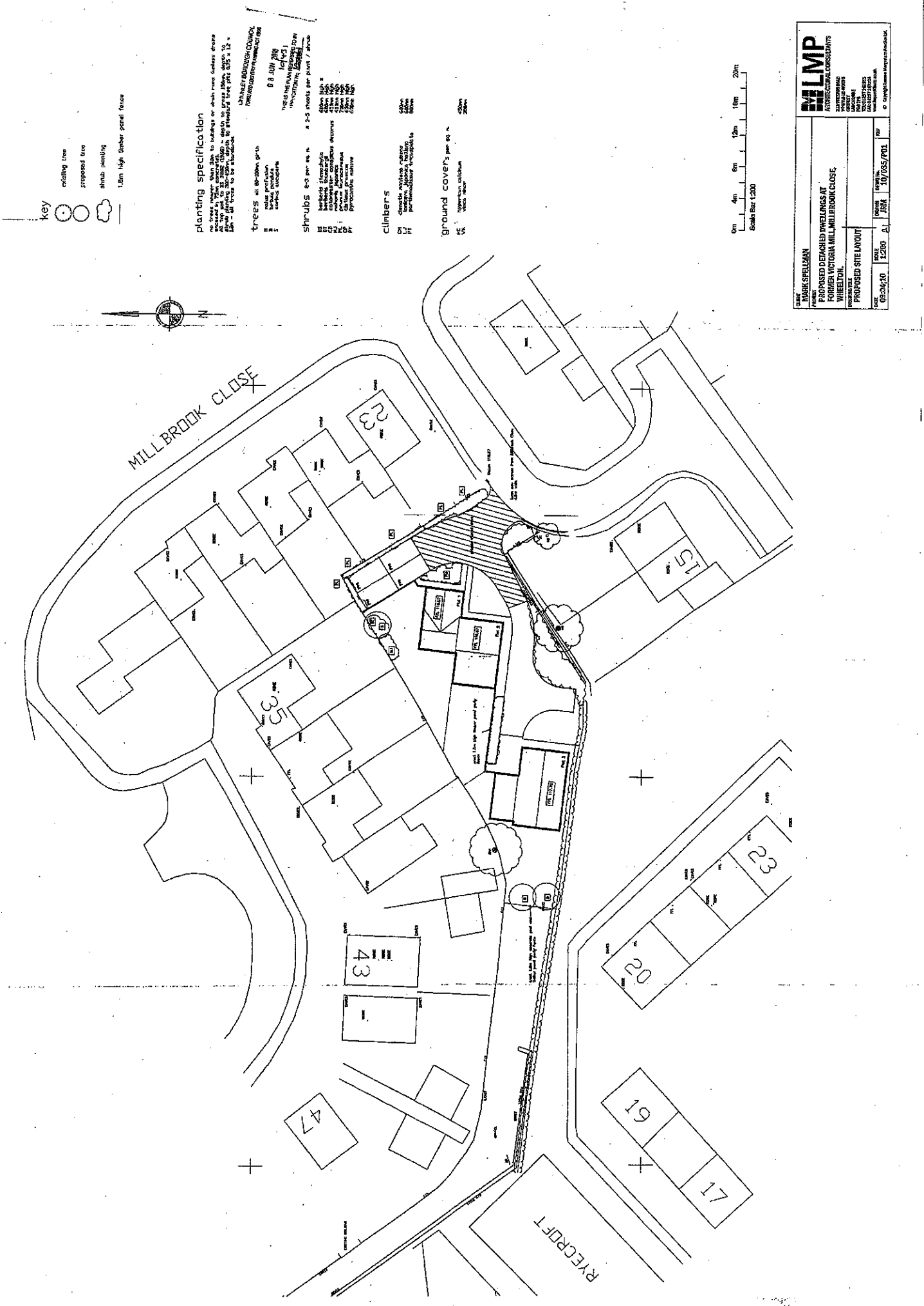
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10/43/16L



- key
- existing tree
 - proposed tree
 - shrub planting
 - 1.0m High timber panel fence

planting specification

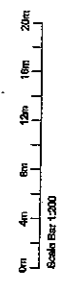
trees to be planted in all areas where trees are shown on the site plan. All trees to be planted in all areas where trees are shown on the site plan. All trees to be planted in all areas where trees are shown on the site plan.

trees all 10-15m girth
 H 10-15m girth
 S 10-15m girth
 T 10-15m girth

shrubs 2-3m high
 S 2-3m high
 T 2-3m high

climbers
 C 2-3m high
 T 2-3m high

ground covers per sq. m.
 G 10-15m girth
 T 10-15m girth



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 ARCHITECTURAL CONSULTANTS
 234 WINDYBROOK ROAD
 WHEELBOLT
 VIC 3207
 TEL: 03 9277 2222
 FAX: 03 9277 2223
 www.mllmp.com.au

DATE: 05/04/10
 DRAWN: JAR
 CHECKED: JAR
 PROJECT: PROPOSED SITE/LAYOUT

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Item 5 10/00181/FULMAJ

Case Officer Mr David Stirzaker

Ward Euxton North

Proposal Erection of poultry building

Location Altcar Farm Altcar Lane Euxton LeylandPR25 1LE

Applicant Mr J Coulthurst

Consultation expiry: 15 April 2010

Application expiry: 10 June 2010

Members will recall that this application was deferred from the previous Development Control Committee meeting on 22nd July 2010 in order for members to undertake a visit of the site. Members should also note that the comments added to the addendum reported to the above Development Control Committee meeting have now been incorporated into the body of this report.

Proposal

1. This resubmitted application seeks planning permission for the erection of a new hen cabin building on land at Altcar Farm, Altcar Lane, Euxton. The building to be erected would house 60,000 laying hens for egg production. A planning application (Ref No. 09/00406/FULMAJ) for the same size of building was refused planning permission last year.
2. The proposed building would be sited at a right angle to the last of the existing hen cabins on the site and measures 60.9m by 18.8m with an eaves height of 8m and a ridge height of 9.6m. The buildings elevations would be faced with brown coloured plastic coated steel sheets whilst the roof would be faced with grey colour plastic coloured steel sheets. The hen cabin would be used for the production of eggs.
3. The site can be accessed from either Altcar Lane or from Tithebarn Lane.

Recommendation

4. It is recommended that planning permission be refused.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Design and Appearance;
 - Impact on the open and rural character of the Green Belt;
 - The amenities of neighbours;
 - Highway safety and parking provision
 - Other matters

Representations

6. Representations have been received from 4 local residents, 2 of which specifically express support for the application. The contents of the representations can be summarised as follows: -
 - Loss of residential amenity including loss of privacy, noise, smells and outlook
 - Existing trees and landscaping should be sufficient to screen the building from Runshaw Lane
 - Assurance is sought that there will not be pollution from smells of waste matter stored at the site
 - The building is needed to ensure the continued success of the egg production business

- The applicant is prepared to undertake landscaping to screen the buildings and this will also benefit the local landscape and local residents
- The production of food locally is strongly supported and encouragement must be given to people who are willing to commit financially and continue to support local employment
- As an employee of the applicant, I know the proposed poultry building will mean continued employment for myself and the many other employees here, as well as providing much needed employment opportunities with further recruitment envisaged, which can only help our local area. As businesses are suffering with the credit crunch and recession, I can only feel grateful for the fact that I work for an employer still prepared to invest even in these hard times and I would like to hope the council will look favourably on this application

Consultations

7. The **Environment Agency** does not raise any objections to the application.
8. **LCC (Ecology)** advise that the proposals will not have a significant impact on biodiversity subject to adoption of a precautionary approach with regards to Great Crested Newts and breeding birds and the implementation of a landscaping/habitat enhancement scheme.
9. **LCC (Property Group)** advise that the building
10. **Euxton Parish Council** objects to the application. Concerns are expressed with regards to what will happen to chicken waste and if there are adequate controls in place for its safe and effective disposal to prevent smell, contamination and fly breeding.
11. **LCC (Highways)** have not made any comments on the application.
12. **The Director of People and Places** raises no objections to the application and states that there are no records of complaints being made in relation to noise, odour or flies at the application site.
13. **LCC (Countryside Service)** do not raise any objections to the application in relation to public footpaths.

Assessment

Principle of the development

14. The principle of the development is considered to be acceptable as LCC (Property Group) have advised that the building is necessary for the purposes of agriculture on the site thus its provision accords with PPG2 in principle.

Design & Appearance

15. The design of the building is typically utilitarian as are materials which are proposed to match those used to construct the adjacent buildings. However, the building, purely in design terms is agricultural in appearance given it is of a similar design and appearance to the other existing buildings to the north of the proposed site of the building.
16. However, the scale of the building by virtue of its height and length is such that it would be very dominant in the local landscape and unlike the existing buildings which are gable on the Tithebarn Lane, the proposed building would be side on to the road and dominate vistas from it. The scale of the building is considered to be unacceptable.

Impact on the open and rural character of the Green Belt

17. With regards to Green Belt impact, views of the site from the wider area are limited due to the topography of the land and the various areas of woodland around the site. However, the site is visible from the east from Runshaw Hall Lane and from the approaches to the site along Altcar Lane to the west and Tithe Barn Lane to the south. The site can also be seen from various points along Runshaw Lane to the west. The applicants submitted Landscape Appraisal and Proposals identifies Visual Receptor Sites as being Runshaw Lane, Runshaw Hall, Tithe Barn

Lane and Altcar Lane. These are basically sites where the building would be visible from. The sites identified are not disputed. The applicant proposes planting to screen the building from these visual receptor sites and it is asserted that such planting, by screening views of the building, would mitigate its impact on the openness of the Green Belt.

18. These proposals are noted, however, when considering Green Belt impact, openness is the most important attribute and can be considered as meaning 'freedom from development' which in turn means that just because development is not readily visible as per the applicant's argument, it does not mean it is then acceptable. The existing buildings on the site have an eaves height of approx. 6.2m and a ridge height of approx. 8m. The last of these buildings to be granted planning permission was in 2002 (Ref No. 02/00387/FUL). The proposed building would be sited at a right angle to the most southern of the hen cabin buildings on the site at the moment and at an overall height of 9.6m, it would eclipse in height the existing building and become the prominent structure in terms of the various vistas of the site and from closer proximity to it. Moreover, with an eaves height of 8m, this is only just below the ridge heights of the adjacent buildings so with a height of 9.6m to the ridge and a length of 60m, this coupled with the 87m run of existing buildings adjacent to which the building will sit, the overall run of development would come to dominate the local landscape and have a harmful impact on its open and rural Green Belt character.
19. It is noted that the floor level of the building would be set below that of the adjacent buildings by excavating the site but this does not significantly mitigate the impact of the proposed building overall.
20. It is noted that there is an existing hedgerow along Altcar Lane but the building would dwarf this so the hedge does not serve to screen the building other than the lowest part of it. The applicants landscaping proposals are noted but they are not considered sufficient to mitigate the harm the building would have on the openness of the Green Belt as just because its visibility would be reduced from the identified visual receptor sites, this does not mitigate the harm the building would have on the openness of the Green Belt. Moreover, at closer points to the site, even a substantial scheme of landscaping, due to the overall height of the building, would not be sufficient to mitigate its impact on the openness of the Green Belt.

The amenities of neighbours

21. The Director of People and Places advises that there are no records of complaints being made in relation to the application site. The Environment Agency do not raise any objections either.
22. With regards to the neighbour comments, there have been no objections from the Environment Agency or the Director of People and Places and there are suitable controls on smells, noise and waste outside of the planning system that would control any potential detriment to the amenities of the nearest neighbours if problems arose, the nearest of which is m away from the site. Also, due to this, the visual impact of the proposed building would not cause harm to the amenities of the neighbours nearest to the site hence there are no objections to the application on residential amenity impact grounds.
23. On the above basis, it is not considered that the building would have a detrimental impact on the amenities of local residents.

Highway safety & parking provision

24. LCC (Highways) have not made any comments on the application and as this is a well established site that has been producing eggs for some time, the additional building and egg production therein would be unlikely to detrimentally increase the levels of traffic. Moreover, none of the neighbours have raised concerns with regards to traffic impact.

Other matters

25. The letters of support are noted and the continued employment of the staff at the site is obviously an important consideration as is the support of a local business and local food production. The applicants agent has also asked that a request be forwarded to the Chair of the Development Control Committee for the application to be deferred for a site visit by Members to

assess the visual impact of the proposal. This request has therefore been brought to the attention of the Chair of the Development Control Committee. However, these reasons are not considered to be sufficient to outweigh the harm to the Green Belt that would be caused by the building if it is granted planning permission.

Overall Conclusion

27. Taking into account all of the issues, it is considered that the application should be refused planning permission due to the detrimental impact the building would have on the openness of the Green Belt.

Planning Policies

28. National Planning Policies:

PPS1 / PPG2 / PPS4 / PPS7

29. Adopted Chorley Borough Local Plan Review

Policies: DC1 / EP7 / TR4 / Design SPG

Planning History

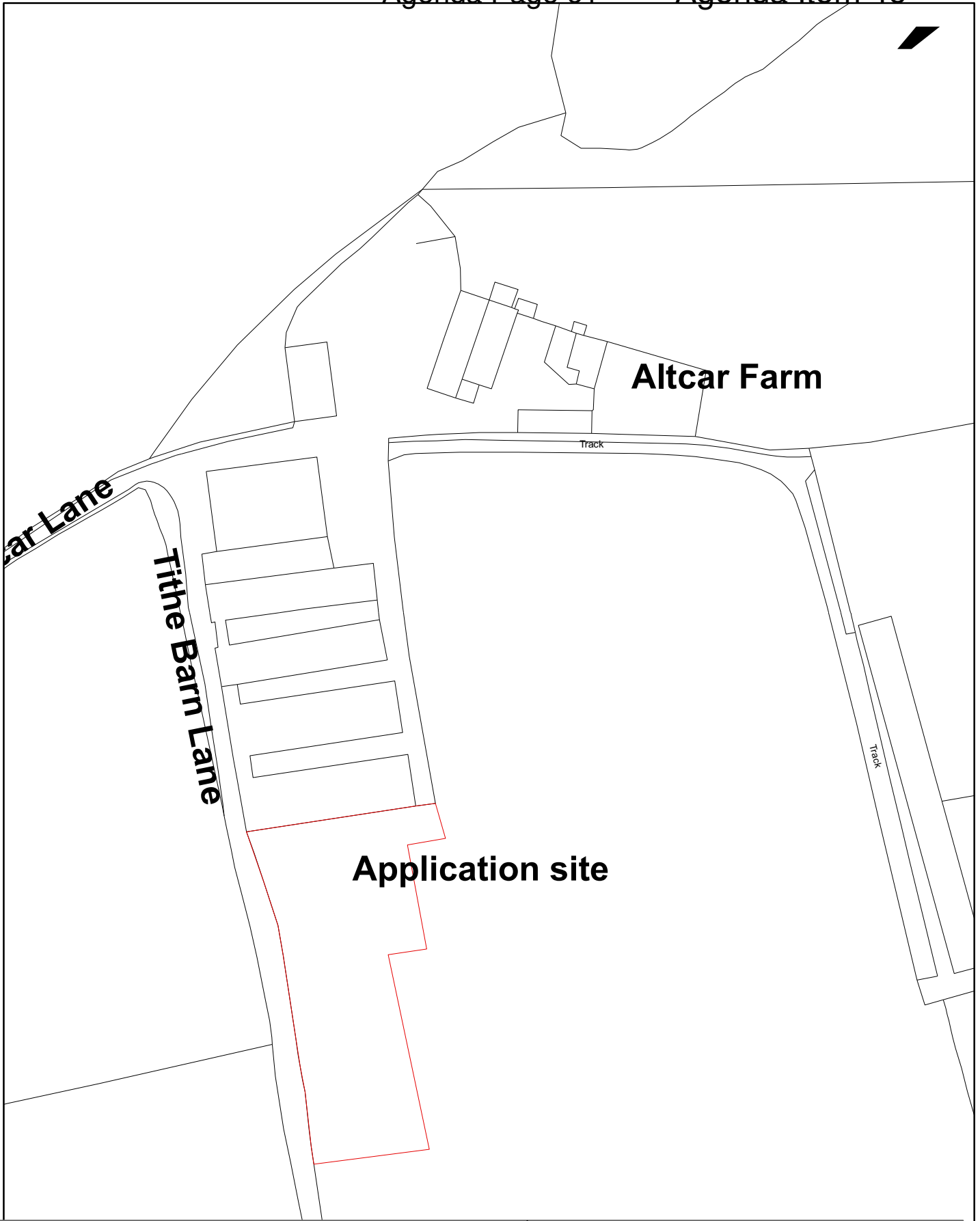
30. The site has been the subject of the following planning applications: -

- 09/00406/FULMAJ - Erection of hen cabin – Refused Planning Permission
- 04/01276/FULMAJ - Erection of hen cabin and feed silos – Granted Planning Permission
- 02/00387/FUL - Erection of poultry house and silo – Granted Planning Permission

Recommendation: Refuse Planning Permission

Reason for Refusal

1. The proposed agricultural egg production building would be higher than the buildings adjacent to which it would be sited. These existing buildings taken together have a length of 87m and the proposed building has a length of 60m resulting in an overall run of development measuring 147m. The proposed building by virtue of its height, siting and length coupled with the existing buildings adjacent to which it is proposed results in a form of development that would dominate the local landscape and therefore detrimentally reduce the open and rural character of the Green Belt to an unacceptable level. The proposed agricultural building would therefore be contrary to Policy Nos. DC1 and EP7 of the Chorley Borough Local Plan Review and PPG2.



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<p>Application No.</p> <p>10/00181/FULMAJ</p>	<p>Grid Ref:</p> <p>E: 353642 N: 420561</p>	<p>Scale:</p> <p>1:1,250</p>	<p>5</p>

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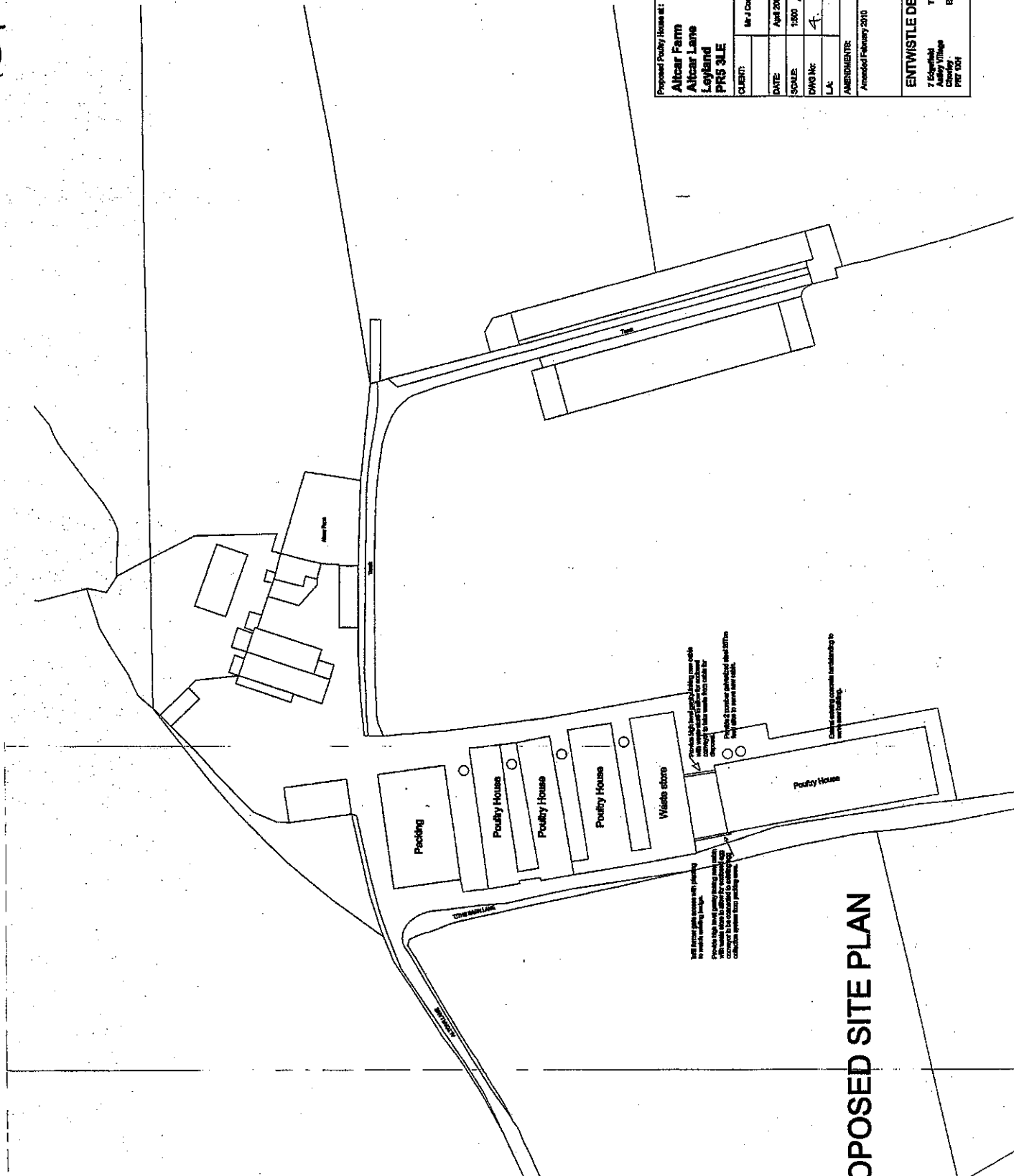
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CHERRY CREEK ARCHITECTURE
10111 101st Ave
101st Ave
101st Ave
101st Ave

Proposed Poultry House at:
Altcar Farm
Altcar Lane
Loyland
PKS 3LE

CLIENT:	Mr J Coulthart
DATE:	April 2016
SCALE:	1:500 A
DWG No:	4
L.A.:	
AMENDMENTS:	DATE:
Amended February 2010	

ENTWISTLE DESIGN SERVICES
 7 Esplanade
 Ashley Village
 Cherley
 PR1 1DY
 Tel: 01287 274870
 E: 1661@entwistle.com



PROPOSED SITE PLAN

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Item 6 **10/00591/FULMAJ**

Case Officer **Caron Taylor**

Ward

Proposal **Erection of a railway station, access road and associated parking and infrastructure at Buckshaw Village (amendments to previously approved application ref 08/00562/REMAJ)**

Location **Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire**

Applicant **Network Rail Infrastructure Ltd**

Consultation expiry: 18 August 2010

Application expiry: 14 October 2010

Proposal

1. This application is a full application for the erection of a railway station, access road and associated car parking and infrastructure at Buckshaw Village (amendments to previously approved application ref 08/00562/REMAJ).
2. Outline planning permission was granted for the whole site initially in 1999 (97/00509/OUT) and amended in 2002 (02/00748/OUTMAJ). Each application granted outline planning permission for a railway station. A reserved matters application for the station was approved in August 2008 (ref: 08/00562/REMAJ).

Recommendation

3. It is recommended that the application is permitted subject to no objections been received before the consultation expiry date of 18th August 2010 (the neighbour letters and site notices have expired, but the press notice expires 18th August). The principle of a Railway Station at Buckshaw Village was established with the grant of outline planning permission. The amendments to the proposal will still incorporate a modern facility and will improve the accessibility of Buckshaw Village.

Main Issues

4. The principle of a railway station at Buckshaw Village has already been established by previous permissions. The main issues for consideration in respect of this planning application are:
 - Changes to the previous approved scheme
 - Impact these may have on neighbour amenity

History

5. 97/00509/OUT- Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved 1999.
6. 02/00748/OUTMAJ- Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved 2002
7. 06/00786/REMAJ- Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006.

8. 08/00562/REMAJ Reserved matters application for the erection of a railway station, access road and associated car parking at Buckshaw Village including parking provision on the south side of the railway. Approved August 2008

Representations

9. One letter has been received at the time of writing. They support the application as it will reduce commuting by road.

Consultations

10. None received

Applicant's Case

11. Changes to the previously approved application have prompted a fresh application which cannot be considered as minor amendments. The changes are a more economical and effective layout while still providing a modern, functional and accessible station.
12. The main changes are;

Reduction in height of station building height to single storey

It will be the same construction and footprint as previously approved but will be single rather than two-storey. The perimeter canopy surrounding it will also be reduced so it is in proportion with the reduced size of the building. The exterior cladding, materials and colour will remain as previously approved.

Platform canopies to be removed and replaced with two waiting shelters

It is typical of smaller stations to be more open and the scale waiting shelters will be more in keeping with the reduced height station building.

Amendments to design of bridge parapets

The height and scale of the footbridge will remain as previously approved as will the lift towers and stairs. The parapets will be changed to a simpler straight design rather than curved as previously approved.

Lengthening of both platforms to the west to accommodate longer trains

The previously approved scheme permitted two platforms at 140m each in length and whilst it was envisaged that this be extended by an addition of 60m in the future (totalling 200m each), the previous application did not specifically permit this extension without a further planning application. This current application is to allow for the platforms to be constructed initially at 140m each and for their future extension to 200m to also be approved. This will allow passengers to experience the full benefits of longer train services without delays imparted by a separate planning application in the future. A further variation from the originally approved scheme will be that the first 140m of platform to be constructed will be to the western extent of the site with the future extension at the eastern end of the station (the other was round than was previously envisaged).

Installation of fire escape routes from each platform (including a holding area to the rear of platform 2)

The original scheme did not have provision for fire escape routes for evacuating the platforms. In accordance with safety guidelines the scheme is to be amended to include an access gate within the fencing to the rear of each platform. Platform 1 will direct passengers down a ramp and into the car park, whilst Platform 2 will direct passengers down a ramp and into a fenced holding corral area. These are necessary to ensure the safety of rail passengers.

Reduction in the number of parking spaces

The original planning permission allows for the development of two car parking areas comprising of 152 spaces within the Eastern car park and 170 spaces plus 16 disabled spaces within the western car park. The amendment removes the eastern car park from the scheme as the additional land is not now available. The layout of the western

car park has been reconfigured and extended to maximise the number of spaces within the area with a total of 194 spaces plus 10 disabled spaces. Network Rail state that should the need for additional parking arise in the future, alternative provision may be explored. At the present time it is envisaged the car park will be free to use for rail customers.

Assessment

13. The proposal relates to the erection of a railway station at Buckshaw Village. Since the original grant of planning permission, originally in 1997 and subsequently in 2002, a railway station has been envisaged as part of the whole development of the site. A Park and Ride Facility will also be provided at the station. The principle of a station at Buckshaw Village has therefore long been established.
14. A reserved matters application was permitted in 2008 but for the reasons set out in the applicant's case above this application applies for amendments to that permission. This assessment therefore focuses on whether the proposed amendments are acceptable or not.
15. The station will still be located on the northern boundary of the railway line adjacent to the Southern Commercial Area. The scheme consists of a modular station building that has been reduced in height since the previous application to a single storey building. There will be two platforms, a pedestrian access bridge over the railway line, parking facilities on the northern side of the railway line and a vehicular access road attached to the Southern Commercial Loop Road.
16. The new station building will be capable of accommodating 450,000 passengers per year and will be operated by Northern Rail. The daily through put of passengers is expected to start at around 1400 per day.
17. The previously permitted application was for two single face platforms adjacent to the up and down lines sufficient to cater for 6 cars. Although an additional 60m to accommodate 8 cars was shown hatched on the plans for future expansion to the east, this was only indicative and not permitted by the previous application.
18. The current application applies for the full length of the platforms sufficient to accommodate 8 cars (including the future expansion). The platforms will only be built with a length to accommodate 6 cars initially, however by including the additional platform length as part of this application, the future expansion could be built at a later date without a separate planning application. The platforms to be built first will be at the Western end of the site with future expansion to the East (the other way round to that indicated by the previous permission).
19. The previous application permitted two canopies, one on each platform, due to budget restrictions this has been changed to two waiting shelters.
20. A 20m single span steel bridge will provide access between platforms incorporating two lifts. This was permitted with a curved design detail but due to the budget this has been changed to a simplified straight design.
21. The previous permission permitted two car parking areas on the northern side of the railway, to the east and west side of the station building. The current application has a reduction in car parking and proposes only the western parking area which has been reconfigured to maximise the number spaces. 204 spaces are proposed of which 10 will be disabled spaces. The reduction in spaces is because the option the Council exercised specified land for 200 spaces. Although there is a reduction in spaces the number of car parking spaces being provided is still significantly higher than provided as other stations of equivalent size. It is therefore considered acceptable. The access point to the station will remain the same as previously approved.

22. In terms of neighbour amenity the station will be surrounded on all sides by commercial development. It is considered that the amendments to the previously approved scheme will not have a detrimental impact on the surrounding existing commercial or proposed uses, or Buckshaw Village as a whole. The visual impact of the station will be reduced given the proposed reduction in height and the replacement of canopies with waiting shelters.

Conclusion

23. The construction of a station at Buckshaw Village was part of the original permission for the whole site and will benefit the residents and business on Buckshaw Village and the wider area.
24. It is not considered that the changes will result in a significant change in the way the facilities will operate. Although some car parking will be lost the station will still benefit from more parking than most stations of equivalent size.
25. It is accepted that the amendments are a result of having to come up with a best value scheme to ensure it remains viable. It is considered the amendments do this without compromising on passenger facilities.

Planning Policies

National Planning Policies:

PPG13

Adopted Chorley Borough Local Plan Review

Policies:

GN2, GN5, TR13

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
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 to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.
Reason: To ensure a visually satisfactory form of development and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.
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. 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 (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

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 of the Adopted Chorley Borough Local Plan Review.

6. The approved plans are:

Plan Ref.	Received On:	Title:
34548	14 July 2010	Location Plan
M0001-DRG-BAA0001 (PO3)	14 July 2010	Proposed Station Building Plans & Elevations
M0001-DRG-BA00003 (PO2)	14 July 2010	North Elevation (rendered Image)
FFC64A/20120(B)	14 July 2010	Planning Application GA
30012 (B)	14 July 2010	Proposed Site Sections
30014 (D)	14 July 2010	Proposed Footbridge GA Plans & Elevations

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

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

8. No development hereby permitted shall be operational until the highway which serves the development has been completed in accordance with the details shown on plan reference SCP/08183/005, received 31st July 2008, or as otherwise agreed in writing by the Local Planning Authority.

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

9. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5 and EP21A of the Adopted Chorley Borough Local Plan Review.

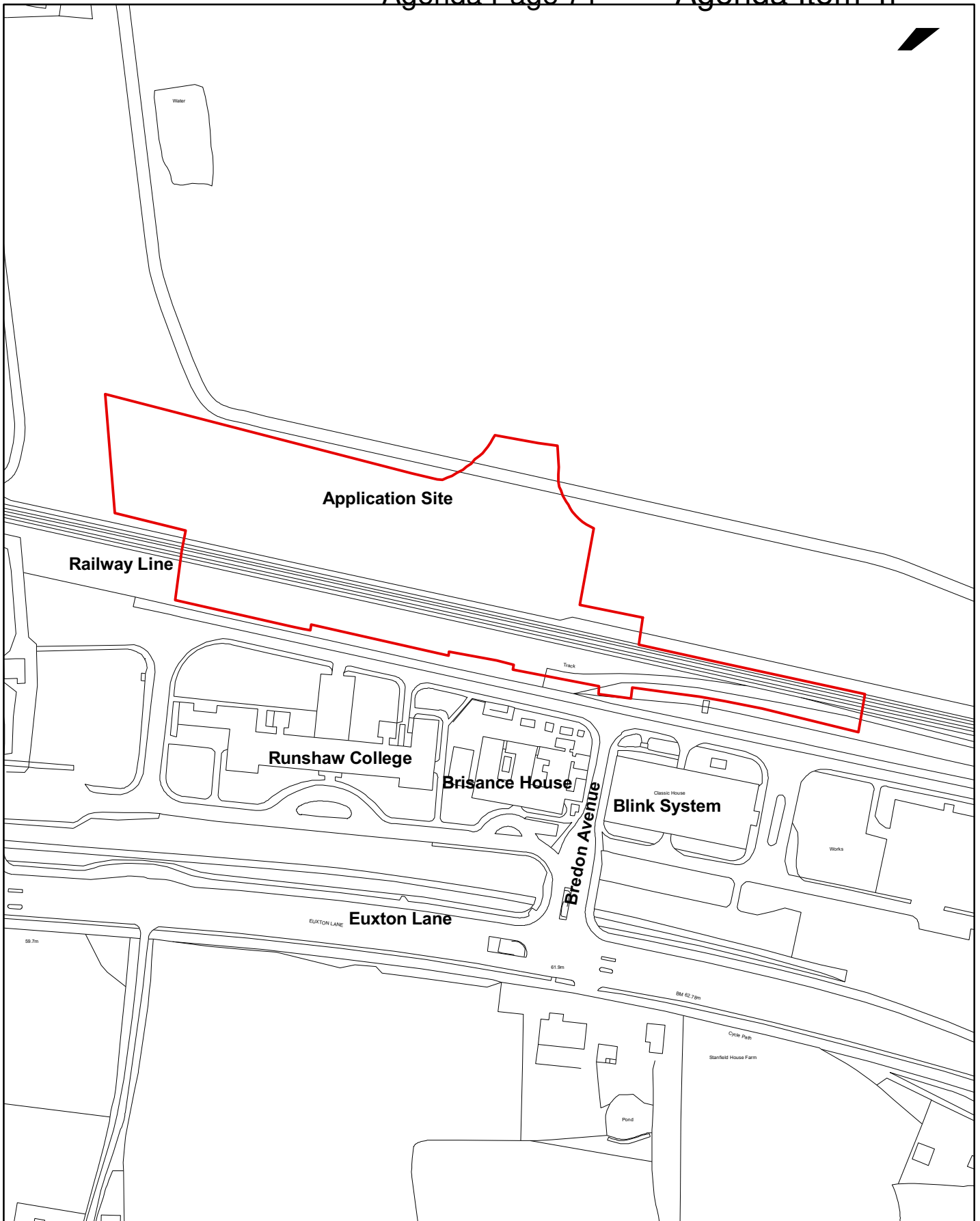
10. Prior to the commencement of the development a methodology statement for the construction of the development hereby permitted, in particular the construction of the platforms and the footbridge, shall be submitted to and approved in writing by the Local Planning Authority. The methodology statement shall include working hours, a timetable for construction and a noise assessment. The development thereafter shall be constructed in accordance with the approved methodology statement.

Reason: To ensure the amenities of the neighbours are protected and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

11. 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.



Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.

10/00591/FULMAJ

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Item 7 **10/00437/REMAJ**

Case Officer **Caron Taylor**

Ward **Astley And Buckshaw**

Proposal **Reserved matters application for residential development comprising of 36 no. dwellings and associated works**

Location **Parcel J Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **David Wilson Homes North West**

Consultation expiry: 28 July 2010

Application expiry: 1 September 2010

Proposal

1. This application is a reserved matters application for residential development comprising of 36 no. dwellings and associated works at Buckshaw Village.

Recommendation

2. It is recommended that this application is granted planning permission, subject to conditions.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Principle of the proposal
 - Appearance, layout and scale
 - Access and parking
 - Impact on neighbour amenity

History

97/509/OUT: Outline application for mixed use development (granted in 1999)

02/748/OUT: Modification of conditions on outline permission for mixed use development

Representations

4. No representations have been received.

Consultations

5. Environment Agency – has no objection in principle and state the site has been previously remediated and validated by BAe Systems as part of the Area 7 eastern residential area.
6. United Utilities – no objection subject to a condition being added to any permission.
7. Police Architectural Liaison Officer (MAPS) – have no comments to make.

Assessment

Principle of the development

8. The principle of housing on this site has already been established by the original outline permission for the whole of Buckshaw.

Appearance, Layout and Scale

9. The parcel is located towards the centre of Buckshaw Village to the east of the Primary School currently under construction. To the north of the site is another housing parcel, to the east is a green corridor beyond which is a landscaped area, to the south is green space and play area and another part of Parcel J that has been developed by Barrett Homes. To the west is another

part of parcel J which has also been developed by David Wilson Homes, the applicant for this parcel.

10. Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It is therefore considered that the proposals as amended accord with Policy GN2.
11. Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code.
12. The parcels already permitted and complete or under construction around the application site are characterised by large detached properties. The application proposals continue this style with all the properties being detached. In terms of orientation the properties on the edge of the site face outwards onto the roads and green corridors around it, which is looked upon favourably as it avoids the less detailed backs or properties being highly visible and provides natural surveillance within the site.
13. Originally four affordable units were proposed on the site, however the s106 legal agreement for the whole of Buckshaw does not require affordable units to be constructed on this site. In addition it was not considered that the four smaller terraced type properties and their parking sat comfortably within the site layout that was characterised by larger detached properties all with in-curtilage parking. The amended scheme with the replacement of these smaller properties with larger properties is considered more acceptable. Although the affordable units have been removed from the application parcel the same number of affordable units across the whole of Buckshaw will still need to be provided and they will therefore need to be provided on other parcels in the village as required by the original s106 agreement.

Access and Parking

14. Policy TR4 outlines the highway development control criteria.
15. In terms of parking the properties all have at least three off-road parking spaces. The majority off properties have a detached double garage (large enough to be counted as two spaces) and at least two off-road parking spaces in addition. The integral garages on some proposed house types are smaller, but are of a size that can be counted as at least one space, with two off-road parking spaces on a driveway. The parking standards for the parcel are therefore considered acceptable. A condition will be applied to the properties with integral garages that they be kept for the parking of cars to avoid the loss of parking through conversion without the control of the Council.

Neighbour Amenity

16. The layout of the parcel and orientation of the properties ensures that the Council's interface distances between the proposed properties and those on adjacent parcels are met and the proposals therefore comply with Policy HS4.

Overall Conclusion

17. The application is considered acceptable in relation to policies GN2 and GN5 of the Local Plan subject to conditions.

Planning Policies

18. Adopted Chorley Borough Local Plan Review
Policies: GN2, GN5, HS4.

Recommendation: Permit Full Planning Permission Conditions

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

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

2. The approved plans are:

Plan Ref.	Received On:	Title:
BVP2/SK02 Rev C	1 July 2010	Sketch Layout 2
P2BUCK-33-38/01	2 June 2010	Street Scene Plots 33-38
BVP2/MAT/01 Rev A	1 July 2010	Materials Layout
BVP2/SK02/Levels Rev A	1 July 2010	Proposed Levels
01499 Rev A	1 July 2010	Landscaping Scheme
H533---5 Rev A	2 June 2010	House Type H533 Elevations
H533---5 Rev A	2 June 2010	House Type H533 Floor Plans
H575---5 Rev A	2 June 2010	House Type H575 Elevations
H575---5 Rev A	2 June 2010	House Type H575 Floor Plans
H526---5 Rev A	2 June 2010	House Type H526 Elevations
H526---5 Rev A	2 June 2010	House Type H526 Floor Plans
H536---5 Rev A	2 June 2010	House Type H536 Elevations
H536---5 Rev A	2 June 2010	House Type H536 Floor Plans
H454---5 Rev A	2 June 2010	House Type H454 Elevations
H454---5 Rev A	2 June 2010	House Type H454 Floor Plans
H534---5 Rev A	2 June 2010	House Type H534 Elevations
H534---5 Rev A	2 June 2010	House Type H534 Floor Plans
H421---5 Rev A	2 June 2010	House Type H421 Elevations & Floor Plans
P341-E-5	2 June 2010	House Type P341-E-5 Elevations & Floor Plans
Garage Type G203 Rev A	2 June 2010	Double Garage
EXT WKS 06v	2 June 2010	1800 Brick Screen Wall
EXT WKS 07	2 June 2010	1800 Close Boarded Timber Fence
EXT WKS 08	2 June 2010	1800 Privacy Gate Detail

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

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

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

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

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

5. 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.

6. 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.

7. The properties hereby permitted shall only be constructed out using the approved external facing materials as shown on plan BVP2/MAT/01 Rev A, unless otherwise agreed to in writing by the Local Planning Authority

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

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

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

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

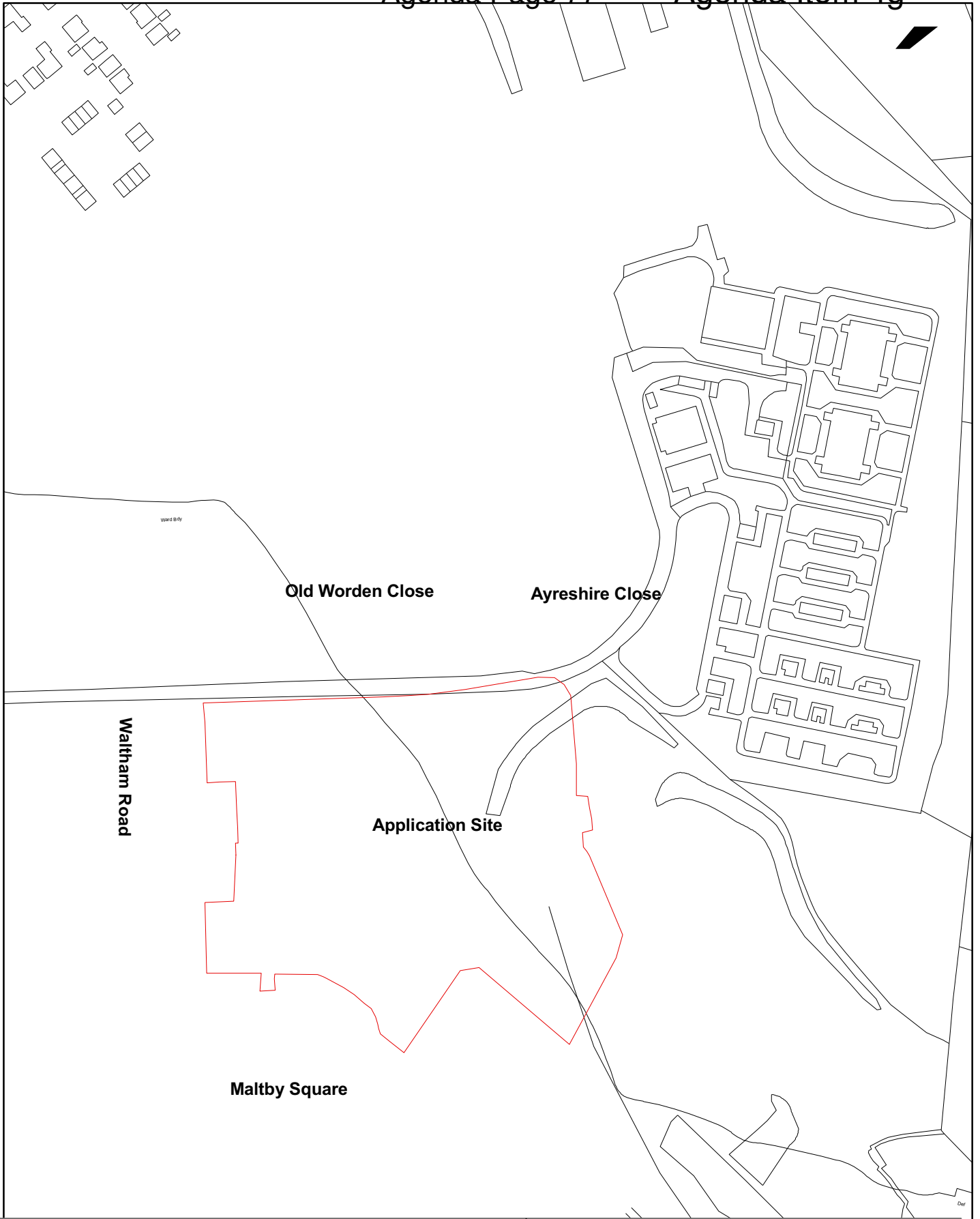
Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

10. During the development if contamination, which has not previously been identified, is found to be present at the site no further development shall be carried out until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with. The development shall then only be carried out in accordance with the Method Statement.

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

11. 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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Director of Partnerships, Planning and Policy

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Application No.

10/00437/REMAJ

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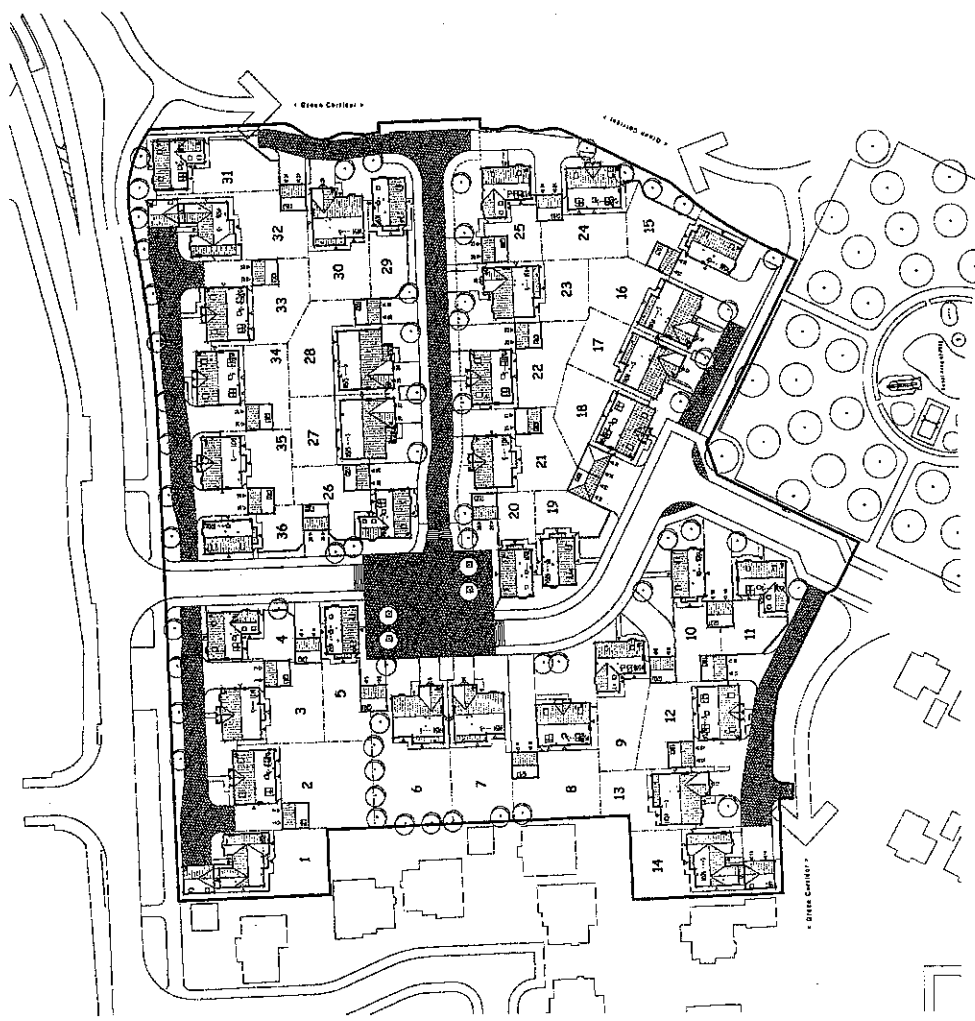
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Contract:
BUCKSHAW VILLAGE
PHASE 2
 Drawing: Sketch Layout 2
 Status: For Comment
 Scale: Various
 Date: 08/04/10
 Design: BVP2/SK02
 Rev: C

BUCKSHAW VILLAGE PH2

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Buckshaw Village Phase 2

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Item 8 **10/00435/FULMAJ**

Case Officer **Mr Matthew Banks**

Ward **Astley and Buckshaw**

Proposal **Proposed re-plan of plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings**

Location **Land South Of Parcel 7 and Parcel F Euxton Lane Euxton Lancashire**

Applicant **Miller Homes Ltd**

Consultation expiry: 22 July 2010

Application expiry: 1 September 2010

Application No. **10/00435/FULMAJ**
Consultation expiry: 22nd July 2010
Application expiry: 1st September 2010

Proposal

1. This application seeks permission to re-plan plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings on land south of Parcel 7 and Parcel F, Euxton Lane, Euxton.

Recommendation

2. Approve, subject to conditions.

Main Issues

3. This application seeks permission to re-plan plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings on land south of Parcel 7 and Parcel F, Euxton Lane, Euxton. It is therefore considered that the principle of the development has already been established and as such, the issues for consideration in determining this application are the proposed housing mix, design and impact on the streetscene, impact on neighbour amenity and impact on highways/access.

Representations

4. To date (30 July 2010) no representations have been made concerning this application.

Consultation

5. Environmental Protection – No objections

6. United Utilities – No objections

7. Environment Agency – No objections

Assessment

8. The application site comprises a piece of land south of Parcel 7 and Parcel F, Euxton Lane, Euxton. The proposed re-plan predominately comprises a series of prominent dwellings that will front onto Buckshaw Avenue. The site is relatively flat and largely undeveloped barring a few houses erected to the immediate east of the site which group Sharrock Street.

9. This re-plan is one of the more imminent phases of the Buckshaw scheme and has been predominately re-planned to help the sale of the properties, making them more accessible to a wider clientele.

Summary and Analysis of issues

10. Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. This parcel is allocated as an contemporary housing plot in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Master plan states that contemporary housing plots should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing
11. The proposed re-plan will be situated on plots that are in a prominent location in relation to the full size of this parcel. The majority of houses will front onto Buckshaw Avenue and will extend westwards to the junction with Central Avenue. The proposed plots are situated in a prominent location and as such the impact on the street scene is therefore of great importance.
12. The previously approved layout comprised 9 large 2 and 2.5 storey 4 and 5 bedroom houses which fronted Buckshaw Avenue in a uniform layout. The proposed re-plan seeks to erect smaller 2 and 2.5 storey properties in place of these larger units to form a street scene that has an interesting and distinctive character using a range of property types. The proposed property types now include 3, 4 and 5 bedroom terrace, semi-detached and detached houses with garages. It is considered that the proposed house types will mirror the uniformity of the primary access road (Buckshaw Avenue) and as such, will provide a strong built frontage.
13. The proposed materials will reflect a previously approved brick type on the development (Hansen Beekingham Red Multi with Smooth Red Details) which will provide a uniform appearance between the rendered plots at each end. The proposed roofing will comprise dark grey roof tiles throughout, with a red ridge line to match the existing approval.
14. The proposed layout will set a backdrop behind a listed building and the 'southern commercial area' and as such, is considered a landmark site to which the proposed design appropriately reflects. In addition, the proposed house types will sit comfortably with the adjacent houses already erected to the east of the application site giving some indication of their appropriateness in terms of design and appearance in the surrounding area.
15. It has been noted that the proposed development will be of a higher density than previously approved, however, still provides a well laid out settlement with attractive homes which will create a safe and pleasant environment. The majority of the amended house types still provide direct access to the primary access road and will ensure amicable living conditions for the occupants.
16. The proposed development will utilise the existing approved road pattern and will provide 2 off-road parking spaces per dwelling, one of which will be a garage. Although the site is considered to be tightly packed, it will provide a functional environment and not cause significant harm to highway safety.

Overall Conclusion

17. It is considered that the re-plan of this part of the Buckshaw Development accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The development is laid out comprehensively and the design is of a high quality whilst ensuring that the amenities of the future residents are maintained. The proposal will create a vibrant and interesting built-up frontage which is important to this part of the overall site. The re-

plan is therefore recommended for approval subject to conditions.

Planning Policies

- 18. Adopted Chorley Borough Local Plan Review 2003
 - GN2: Royal Ordnance Site, Euxton
 - GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
 - HS4: Design and Layout of Residential Developments
 - TR4: Highway Development Control Criteria
 - TR18: Provision for pedestrians and cyclists in new developments
 - EP17: Water Resources and Quality
 - EP18: Surface Water Run Off
 - EP19: Development and Flood Risk

Planning History

19. The site history of the property is as follows:

- Ref: 07/00483/FULMAJ
 Decision: PERFPP
 Decision Date: 18 July 2007
 Description: Proposed private residential development consisting of 139 No 2,3,4 and 5 bed roomed dwellings
- Ref: 08/00078/FUL
 Decision: PERFPP
 Decision Date: 28 March 2008
 Description: Substitution of house type to plots 24 & 25 on Parcel F,
- Ref: 08/00524/FUL
 Decision: PERFPP
 Decision Date: 16 July 2008
 Description: Substitution of house types on plots 25, 112, 120, 124, 125 and 128 on Parcel F, Buckshaw Village (part amendment to original approval 07/00483/FULMAJ),

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 approved plans are:

Stamp-dated on:	Title:	DWG No:
2/06/2010	Proposed Site Layout	A1a
2/06/2010	Materials & Boundary Treatment Plan	A1b
2/06/2010	Boundary Treatments	A1c
2/06/2010	Esk House Type	A1d
2/06/2010	Esk House Type	A1e
2/06/2010	Milne House Type	A1f
2/06/2010	Milne House Type	A1g
2/06/2010	Rolland House Type	A1h
2/06/2010	Rolland House Type	A1i
2/06/2010	James House Type	A1J
2/06/2010	James House Type	A1k

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

3. The development hereby permitted shall only be carried out using the following previously approved external facing materials:
1. Brick type – Hansen Beckingham Red Multi with Smooth Red Details
 2. Roof tiles – Dark grey roof tiles with a red ridge line.

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

4. 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 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.

7. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference MEL/ENG/PD/1000) shall be fitted with obscure glazing and obscure glazing shall be retained at all times thereafter.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

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

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 of the adopted Chorley Borough Local Plan Review.

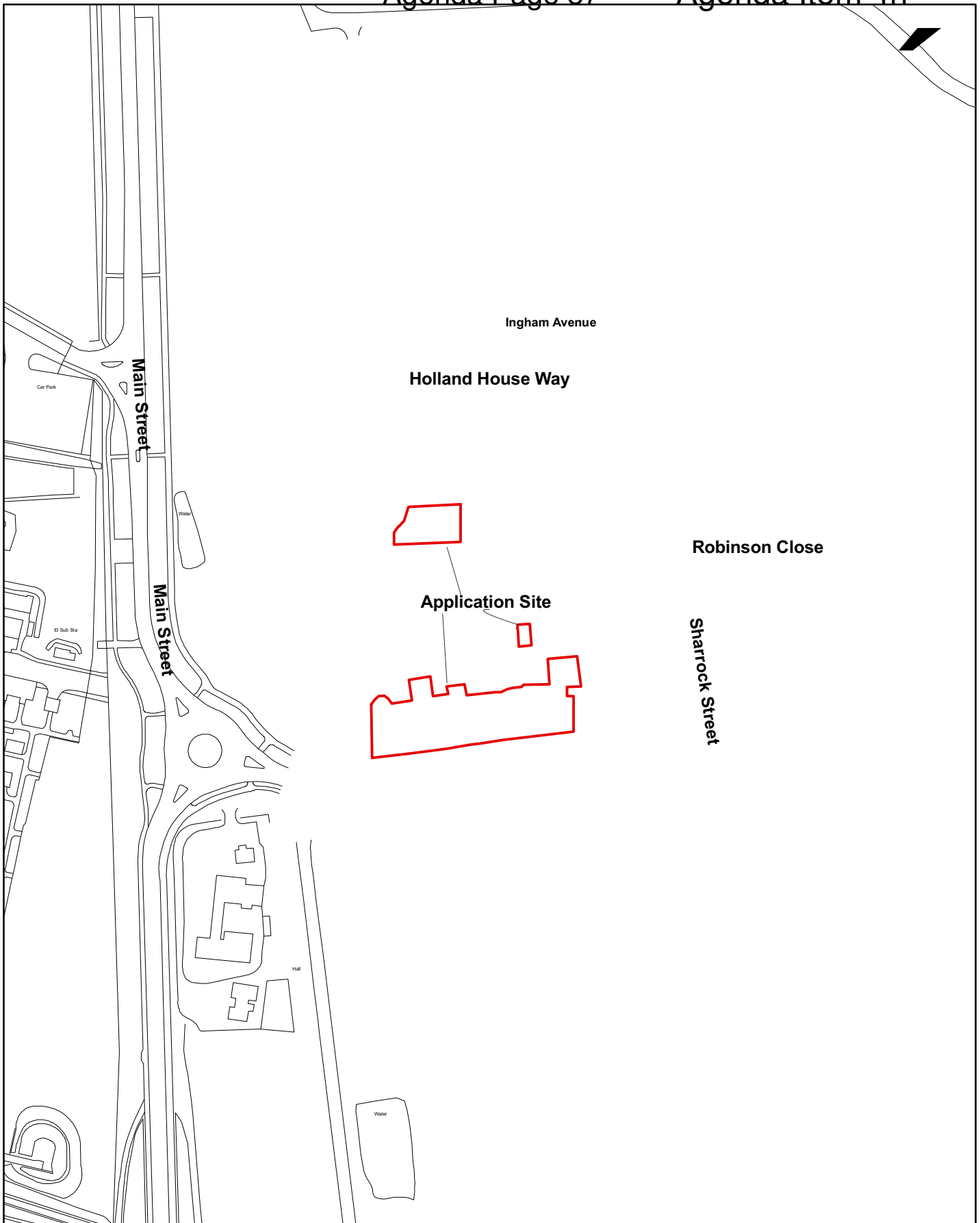
12. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

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

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

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

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Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.

10/00435/FULMAJ

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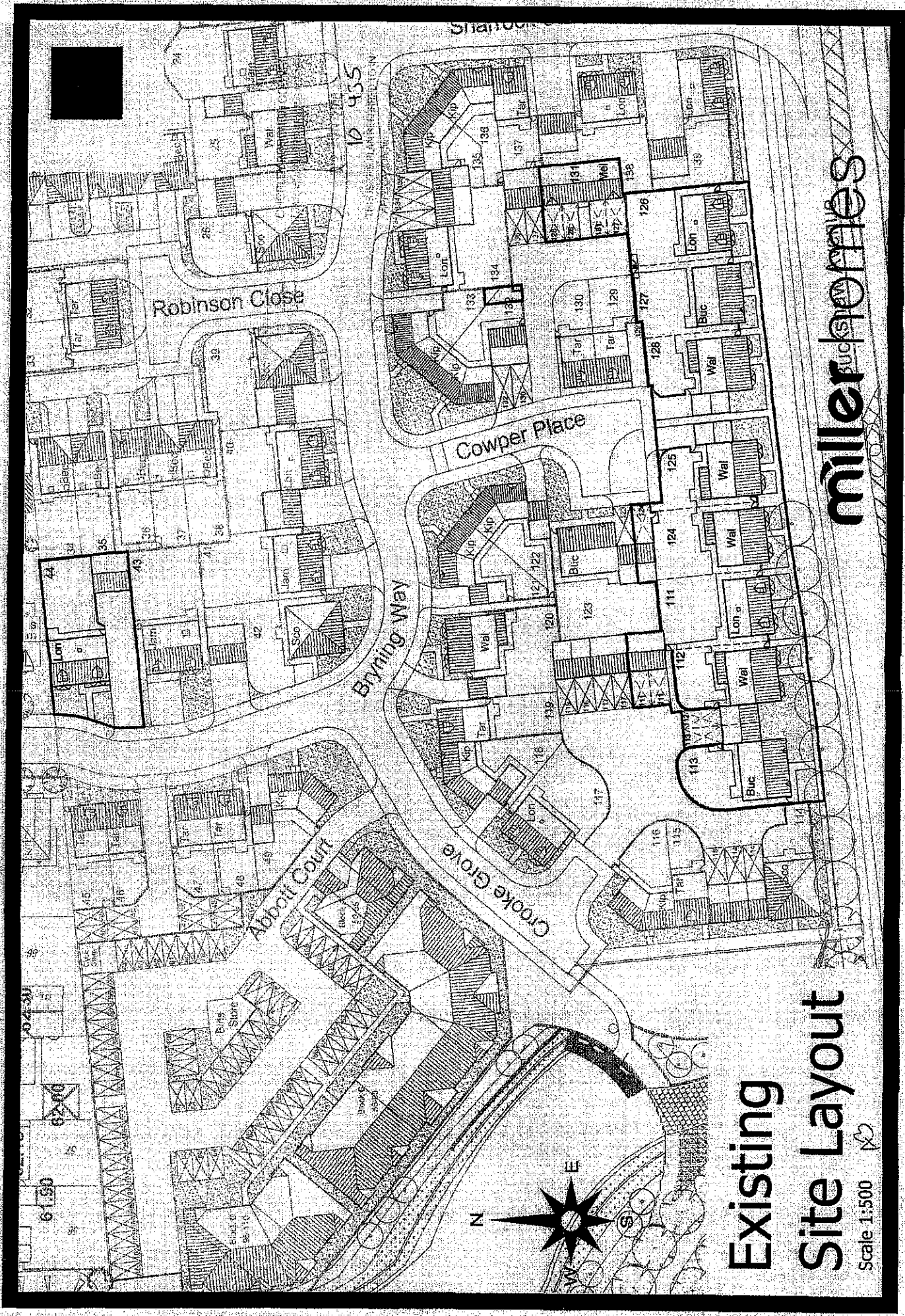
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 N: 420310

Scale:

1:2,500

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10/435/FULMAI



**Existing
Site Layout**

Scale 1:500

miller homes

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	17 August 2010

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of appeal notifications and decisions received from the Planning Inspectorate and notification of decisions received from Lancashire County Council and other bodies between 7 July and 28 July 2010.

RECOMMENDATION(S)

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region		Develop local solutions to climate change.	
Improving equality of opportunity and life chances		Develop the Character and feel of Chorley as a good place to live	
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	X

PLANNING APPEALS LODGED

- None

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- None

PLANNING APPEALS WITHDRAWN

- None



ENFORCEMENT APPEALS LODGED

8. None

ENFORCEMENT APPEALS DISMISSED

9. None

ENFORCEMENT APPEALS ALLOWED

10. None

ENFORCEMENT APPEALS WITHDRAWN

11. None

LANCASHIRE COUNTY COUNCIL DECISIONS

12. Planning permission granted for the creation of new footway and cycle way and the widening and resurfacing of an existing footpath/cycle path (Application No. 10/00330/CTY)

GOVERNMENT OFFICE DECISIONS

13. None

IMPLICATIONS OF REPORT

14. This report has implications in the following areas and the relevant Corporate Directors' comments are included:

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

LESLEY-ANN FENTON
DIRECTOR OF PARTNERSHIPS, PLANNING AND POILCY

Report Author	Ext	Date	Doc ID
Louise Taylor	5220	29.07.2010	

Background Papers				
	Document	Date	File	Place of Inspection
4	Letter from the Planning Inspectorate	07.07.2010	09/00765/OUT	Civic Offices, Union Street, Chorley or online at
13	Letter from Lancashire County Council	15.07.2010	10/00330/CTY	www.chorley.gov.uk/planning

Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	17 Aug 2010

Planning Applications Decided by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 4 August 2010

Application No.	Recommendation	Location	Proposal
10/00280/FUL	Permit Full Planning Permission	Land 10m South Of The Hollies Northenden Road Coppull Lancashire	Proposed bungalow
10/00468/FUL	Permit Full Planning Permission	4 Chorley Hall Road Chorley Lancashire PR7 1RJ	Application to vary condition nos. 7 and 10 of planning permission no. 08/00353/FUL (which permitted the change of use from a dwelling to a children's day nursery) to enable the opening hours to increase to 7:30am to 6:00pm (condition no. 7) and to increase the age of children that can attend the nursery to a maximum age of 8 (condition no. 10)
10/00524/FUL	Refuse Full Planning Permission	Land West Of And Adjacent To Bowfell Cottage Sandy Lane Brindle Lancashire	Erection of a detached dwelling (resubmission of application 10/00241/FUL)
10/00573/FUL	Permit (Subject to Legal Agreement)	41 Wigan Road Euxton Chorley PR7 6JU	Proposed residential development of 4 detached houses (plots 8 - 11) including the access road

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	17 August 2010

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

Between 6 July and 28 July 2010

Plan Ref 09/00975/FUL **Date Received** 06.12.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.07.2010

Proposal : Proposed single storey side extension and re-instatement of front door
Location : Apartment 1 The Old Police Station 1 Town Road Croston Leyland
Applicant: Mr P Baille Cedar House Farm Back Lane Mawdesley Ormskirk

Plan Ref 10/00148/FUL **Date Received** 22.02.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 26.07.2010

Proposal : Application for use of building for storage and distribution of manufactured product intended for use on equestrian and agricultural land
Location : Lowe Farm Cottage Leyland Lane Ulnes Walton Leyland PR26 8LB
Applicant: Mr Julian Peake Lowe Farm Cottage Leyland Lane Ulnes Walton Leyland

Plan Ref 10/00164/FUL **Date Received** 02.03.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 26.07.2010

Proposal : Two storey side/rear extension, and the formation of new access
Location : Norris Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Mr J Barbour Norris Farm North Road Bretherton Lancashire PR26 9AY

Plan Ref 10/00200/FUL **Date Received** 15.03.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 09.07.2010

Proposal : Retrospective application for a change of use from agricultural barn to storage and breaking of vehicle parts (Class B2).
Location : The Willows Farm Smithy Lane Mawdesley Ormskirk Lancashire
Applicant: Mr Richard Cowley The Willows Farm Smithy Lane Mawdesley Ormskirk Lancashire L40 2QG

Plan Ref	10/00331/FUL	Date Received	27.04.2010	Decision	Permit Full Planning Permission
Ward:	Euxton North	Date Decided	21.07.2010		
Proposal :	Retrospective application for a part 1.8m high timber boarded fence, part 1m high timber boarded fence with concrete posts along the Primrose Hill Road boundary of 68 Runshaw Lane				
Location :	68 Runshaw Lane Euxton Chorley PR7 6AX				
Applicant:	Mr Geoffrey Slater 68 Runshaw Lane Euxton Chorley Lancashire PR7 6AX				
Plan Ref	10/00334/FULMAJ	Date Received	28.04.2010	Decision	Permit Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	28.07.2010		
Proposal :	Application under Section 73 to vary Conditions 1, 5, 6, 12, 13 and 14 as attached to Planning Permission Reference 08/01100/REMAJ				
Location :	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire				
Applicant:	Eden Park Developments Ltd City Gate East Toll House Hill Nottingham NG1 5FS				
Plan Ref	10/00336/FUL	Date Received	28.04.2010	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	15.07.2010		
Proposal :	Erection of a single storey rear extension to create an extended kitchen and additional bedroom				
Location :	17 Rivington Avenue Adlington Chorley PR6 9PX				
Applicant:	Mr S Morris 17 Rivington Avenue Adlington Chorley PR6 9PX				
Plan Ref	10/00340/FUL	Date Received	29.04.2010	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	21.07.2010		
Proposal :	Change of use of hot food takeaway to taxi booking office				
Location :	3 Station Road Adlington Chorley PR7 4LA				
Applicant:	I Cars 1 Bonds Lane Adlington Chorley Lancs PR7 4JB England				
Plan Ref	10/00342/FUL	Date Received	30.04.2010	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	28.07.2010		
Proposal :	Erection of single storey side extension to create conservatory.				
Location :	23 Birch Field Clayton-Le-Woods Chorley PR6 7RE				
Applicant:	Mr H Drysdale 23 Birch Field Clayton-Le-Woods Chorley PR6 7RE				

Plan Ref 10/00344/FUL **Date Received** 30.04.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 09.07.2010

Proposal : Erection of a two storey and single storey rear extension to create additional living accommodation.

Location : Annes Cottage 1 Nell Lane Cuerden Leyland PR25 5TB

Applicant: Mr Ray Holt Annes Cottage 1 Nell Lane Cuerden Leyland PR25 5TB

Plan Ref 10/00351/FUL **Date Received** 06.05.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 09.07.2010

Proposal : Proposed construction of pitched roofs on 12 No stair towers and incorporation of overflows to existing pitched roof gutters

Location : HM Prison Garth Moss Lane Ulnes Walton Leyland Lancashire

Applicant: National Offender Management Service Ministry Of Justice Abell House John Islip Street London SW1 SW1P 4LH England

Plan Ref 10/00352/ADV **Date Received** 06.05.2010 **Decision** Advertising Consent

Ward: Eccleston And Mawdesley **Date Decided** 07.07.2010

Proposal : Advertisement consent for 3 No illuminated fascia signs and 2 No panel car parking signs

Location : Somerfield The Carrington Centre New Mill Street Eccleston Chorley

Applicant: Co-operative Group The Old Bank Building New Century House Manchester

Plan Ref 10/00356/FUL **Date Received** 07.05.2010 **Decision** Permit retrospective planning permission

Ward: Wheelton And Withnell **Date Decided** 26.07.2010

Proposal : Retrospective application for area of permeable hard standing and painting of rear yard gate

Location : 34 Withnell Fold Chorley Lancashire PR6 8BA

Applicant: Mr Ian Coffey 34 Withnell Fold Chorley Lancashire PR6 8BA

Plan Ref 10/00358/FUL **Date Received** 07.05.2010 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 09.07.2010

Proposal : First floor rear extension and a conservatory to the rear

Location : Riversdale House 130 Birkacre Brow Coppull Chorley Lancashire

Applicant: Mr & Mrs Manus Riversdale House 130 Birkacre Brow Coppull Chorley Lancashire PR7 3QD

Plan Ref	10/00361/FUL	Date Received	07.05.2010	Decision	Permit Full Planning Permission
Ward:	Euxton South	Date Decided	23.07.2010		
Proposal :	Erection of a first floor front extension above existing front porch, erection of a first floor rear extension and insertion of first floor window in existing south facing side elevation				
Location :	26 Fieldside Avenue Euxton Chorley PR7 6JF				
Applicant:	Mr & Mrs D Gosling 26 Fieldside Avenue Euxton Chorley PR7 6JF				
Plan Ref	10/00372/COU	Date Received	10.05.2010	Decision	Permit Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	09.07.2010		
Proposal :	Change of use from residential to childrens day nursery (use class D1)				
Location :	Billinge House Euxton Lane Euxton Lancashire PR7 6DL				
Applicant:	Mr Antony Masterson Billinge House Euxton Lane Euxton Lancashire PR7 6DL				
Plan Ref	10/00373/DIS	Date Received	10.05.2010	Decision	Condition(s) discharged
Ward:	Brindle And Hoghton	Date Decided	15.07.2010		
Proposal :	Application to discharge conditions 3 & 4 (window and door details) of planning approval 09/00223/FUL				
Location :	Kylnclough Chorley Road Withnell Chorley PR6 8BG				
Applicant:	Mr Jeremy Gorick Kylnclough Chorley Road Withnell Chorley				
Plan Ref	10/00366/FUL	Date Received	12.05.2010	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	06.07.2010		
Proposal :	Replacing the existing wood panel fence along the side of the dwelling with a brick and panel fence				
Location :	235 The Green Eccleston Chorley PR7 5SX				
Applicant:	Mr Matthew Higginson 235 The Green Ecclestons Lancashire PR7 5SX				
Plan Ref	10/00368/FUL	Date Received	12.05.2010	Decision	Refuse Full Planning Permission
Ward:	Heath Charnock And Rivington	Date Decided	28.07.2010		
Proposal :	Replacing perimeter fencing to garden on one side with higher fencing.				
Location :	109 The Asshawes Heath Charnock Chorley PR6 9JN				
Applicant:	Ms Michelle Casey 109 The Asshawes Heath Charnock Chorley Lancs PR6 9JN United Kingdom				

Plan Ref 10/00369/FUL **Date Received** 12.05.2010 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 15.07.2010

Proposal : Erection of a two storey rear extension to create an extended sun lounge and an additional bedroom

Location : 249 Preston Road Coppull Chorley Lancashire PR7 5DS

Applicant: Mr Chris Hamlet 249 Preston Road Coppull Chorley PR7 5SD

Plan Ref 10/00377/FUL **Date Received** 12.05.2010 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.07.2010

Proposal : Erection of a stable block for three horses with associated food and equipment storage

Location : Land 134m South West Of Hand Lane End Farm Hand Lane Mawdesley Lancashire

Applicant: Mr John Mawdesley Office 1 Towngate Works Dark Lane Mawdesley Ormskirk Lancashire L40 2QU

Plan Ref 10/00378/FUL **Date Received** 12.05.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 07.07.2010

Proposal : Erection of a single storey side extension to create additional living space and garage

Location : 31 Riverside Crescent Croston Leyland PR26 9RU

Applicant: Mr Alan Strange 31 Riverside Crescent Croston Leyland PR26 9RU

Plan Ref 10/00379/DIS **Date Received** 12.05.2010 **Decision** Condition(s) discharged

Ward: Astley And Buckshaw **Date Decided** 20.07.2010

Proposal : Discharge of condition nos. 4, 7, 8, 10 and 16 attached to planning approval reference 08/01100/REMAJ

Location : Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire

Plan Ref 10/00380/FUL **Date Received** 12.05.2010 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 06.07.2010

Proposal : Proposed ATM machine to the frontage of proposed Tesco food store

Location : Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire

Applicant: Tesco Stores Ltd 1 Portland Street Manchester M1 3BE

Plan Ref	10/00375/FUL	Date Received	13.05.2010	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	09.07.2010		
Proposal :	Demolition of an existing 2 storey brickwork lean-to extension and the erection of a two storey rear lean-to stone finished extension to create additional living space				
Location :	13 Hartington Road Brinscall Chorley PR6 8RG				
Applicant:	Mr Olaf Hansen 13 Hartington Road Brinscall Chorley Lancashire PR6 8RG UK				
Plan Ref	10/00384/ADV	Date Received	14.05.2010	Decision	Advertising Consent
Ward:	Chorley North West	Date Decided	09.07.2010		
Proposal :	4 x Externally Illuminated individual letters with rounded edges 4 x Externally illuminated Marston's Logos 1 x non illuminated Marston's Logo 1 x Externally illuminated Twin post sign 1 x Externally illuminated V shaped corex sign 1 x Warwick Lantern				
Location :	The Fieldfare Foxhole Road Chorley Lancashire				
Applicant:	Marston's PLC Marston's House Marston's Lane Wolverhampton West Midlands WV1 4JT				
Plan Ref	10/00393/FUL	Date Received	17.05.2010	Decision	Permit Full Planning Permission
Ward:	Brindle And Hoghton	Date Decided	09.07.2010		
Proposal :	Removal of 1 No detached garage(retrospective) and erection of a single storey (mono pitched roof) extension				
Location :	24 Top O'th Lane Brindle Chorley Lancashire PR6 8PA				
Applicant:	Mr Nigel Brookes 24 Top O'th Lane Brindle Chorley Lancashire PR6 8PA				
Plan Ref	10/00391/ADV	Date Received	18.05.2010	Decision	Advertising Consent
Ward:	Chorley North West	Date Decided	14.07.2010		
Proposal :	Application for Consent to Display 2 illuminated and 2 non-illuminated signs				
Location :	Astley House 5 Park Road Chorley Lancashire PR7 1QS				
Applicant:	Miss Vicky Nicholson Sumner House 29 - 33 St Thomas's Road Chorley Lancashire PR7 1HP				
Plan Ref	10/00392/FUL	Date Received	18.05.2010	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	14.07.2010		
Proposal :	Single storey rear extension to form disabled bathroom				
Location :	8 Moss Bank Coppull Chorley PR7 5UT				
Applicant:	Mrs Jayne Quinn 8 Moss Bank Coppull Chorley PR7 5UT				

Plan Ref 10/00396/FUL **Date Received** 19.05.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 15.07.2010

Proposal : Demolish existing detached garage and erect new
Location : 2 Princess Way Euxton Chorley PR7 6PJ
Applicant: Mr Holloway 2 Princess Way Euxton Chorley PR7 6PJ

Plan Ref 10/00402/FUL **Date Received** 20.05.2010 **Decision** Permit retrospective planning permission

Ward: Euxton South **Date Decided** 16.07.2010

Proposal : Retrospective application for the change of use of redundant farm storage/livestock buildings to use for the storage and distribution of pelleted wood chips
Location : Ash Lea Farm Dawbers Lane Euxton Chorley PR7 6EN
Applicant: Mrs Jane Coomer Ashlea Farm Dawbers Lane Euxton Lancashire PR7 6EN UK

Plan Ref 10/00405/DIS **Date Received** 21.05.2010 **Decision** Condition(s) discharged

Ward: Brindle And Hoghton **Date Decided** 15.07.2010

Proposal : Application to discharge conditions 1 (approved plans), 2 (commencement of works), 3 (materials), 4 (tree protection details), 5 (driveway surface materials) and 6 (bat survey) of planning approval 09/00733/FUL
Location : Gatesgarth Quaker Brook Lane Hoghton Lancashire PR5 0JA
Applicant: Mr T McDonnell 319 Higher Walton Road Higher Walton Preston PR5 4HU

Plan Ref 10/00408/FUL **Date Received** 21.05.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 16.07.2010

Proposal : Erection of a two storey side extension to create additional bedroom and utility room, a single storey rear extension creating a family room
Location : 56 Queensway Euxton Chorley PR7 6PW
Applicant: Mr S Morris 12 Meadowlands Charnock Richard Chorley PR7 5RX

Plan Ref 10/00409/FUL **Date Received** 21.05.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 09.07.2010

Proposal : Retrospective application to regularise the erection of an agricultural building
Location : Culbeck Farm Culbeck Lane Euxton Chorley PR7 6EP
Applicant: Mr Maurice Hill Culbeck Farm Culbeck Lane Euxton Chorley PR7 6EP

Plan Ref	10/00415/FUL	Date Received	26.05.2010	Decision	Permit retrospective planning permission
Ward:	Euxton South	Date Decided	21.07.2010		
Proposal :	Retrospective application for sun lounge extension on existing building incorporating first floor balcony area, screened for privacy				
Location :	6 Washington Lane Euxton Chorley Lancashire PR7 6DE				
Applicant:	Mr Philip Rowlands 6 Washington Lane Euxton Chorley Lancashire PR7 6DE				
Plan Ref	10/00416/FUL	Date Received	26.05.2010	Decision	Permit Full Planning Permission
Ward:	Pennine	Date Decided	28.07.2010		
Proposal :	Demolition of the existing single storey extension and the erection of a two storey side extension and single storey rear extension to create additional living space				
Location :	Watermans Cottage Moor Road Anglezarke Lancashire PR6 9DG				
Applicant:	Mr Ian Kennedy Watermans Cottage Moor Road Anglezarke Chorley PR6 9DG				
Plan Ref	10/00419/FUL	Date Received	26.05.2010	Decision	Permit retrospective planning permission
Ward:	Chorley North West	Date Decided	28.07.2010		
Proposal :	Replacement of a pitched roof over existing flat roof				
Location :	Preston Road Carpets 11 Preston Road Chorley Lancashire PR7 1PW				
Applicant:	Mr John Finney Preston Road Carpets 11 Preston Road Chorley Lancashire PR7 1PW				
Plan Ref	10/00420/FUL	Date Received	26.05.2010	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	21.07.2010		
Proposal :	Erection of a pavilion in an existing outdoor activity area				
Location :	St Pauls (Adlington) Nursery Railway Road Adlington Chorley Lancashire				
Applicant:	Mrs Barbara O' Donnell St Pauls (Adlington) Nursery Railway Road Adlington Chorley Lancashire PR6 9QZ				
Plan Ref	10/00421/FUL	Date Received	26.05.2010	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	21.07.2010		
Proposal :	Demolition of the existing conservatory and the erection of a single storey rear extension to create an extended kitchen/dining area				
Location :	9 Ash Road Coppull Chorley PR7 5BQ				
Applicant:	Carol Ellison 9 Ash Road Coppull Chorley PR7 5BQ				

Plan Ref 10/00428/FUL **Date Received** 01.06.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 28.07.2010

Proposal : Erection of a single storey rear extension to create a conservatory
Location : Fairhaven Preston Road Charnock Richard Lancashire PR7 5HH
Applicant: Mr Rawlinson Fairhaven Preston Road Charnock Richard Lancashire PR7 5HH

Plan Ref 10/00438/FUL **Date Received** 02.06.2010 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 28.07.2010

Proposal : -Demolition of existing rear conservatory erection of a single storey rear/side extension
Location : 87 Studfold Astley Village Chorley Lancashire PR7 1UA
Applicant: Mr Tony Conway 87 Studfold Astley Village Chorley Lancashire PR7 1UA

Plan Ref 10/00449/FUL **Date Received** 04.06.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 28.07.2010

Proposal : Erection of detached garage dnd detached dog kennels
Location : Rigby House Farm The Common Adlington Chorley Lancashire
Applicant: Mr Ian Ashburn Rigby House Farm The Common Adlington Chorley Lancashire PR7 4DS

Plan Ref 10/00455/LBC **Date Received** 04.06.2010 **Decision** Grant Listed Building Consent

Ward: Adlington & Anderton **Date Decided** 28.07.2010

Proposal : Erection of detached garage and detached dog kennels
Location : Rigby House Farm The Common Adlington Chorley Lancashire
Applicant: Mr Ian Ashburn Rigby House Farm The Common Adlington Chorley Lancashire PR7 4DS

Plan Ref 10/00470/MNMA **Date Received** 09.06.2010 **Decision** Minor Non-Material Amendment Accepted

Ward: Pennine **Date Decided** 14.07.2010

Proposal : Minor non material amendment application to alter the line of the front boundary wall to Town Lane
Location : Dalton Lodge 194 Town Lane Whittle-Le-Woods Chorley PR6 8AG
Applicant: Mr Richard Ormisher 194 Town Lane Whittle-Le-Woods Chorley PR6 8AG

Plan Ref 10/00471/NLA **Date Received** 10.06.2010 **Decision** No objection to NLA consultation

Ward: **Date Decided** 07.07.2010

Proposal : Application to make permanent a temporary "good-in" door to the existing NSG facility at 'Unit B Scientia House' Western Avenue. Matrix park, Chorley. The Construction of a permanent covered link between unit B and unit D. No change of use resulting from the above. The proposals will expand NSGs capability to support the Governments R&D project to improve the environment.

Location : Unit B Matrix Park, Western Avenue, Buckshaw Village

Applicant: NSG Environmental LTD Scientia House Western Avenue Matrix Park Chorley, Lancs PR7 7NB

Plan Ref 10/00498/FUL **Date Received** 16.06.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.07.2010

Proposal : Demolition of existing conservatory, erection of two-storey rear extension and erection of car port/store to side.

Location : Grape Cottage 52 Grape Lane Croston Leyland PR26 9HB

Applicant: Mr & Mrs T & J Lockwood Grape Cottage 52 Grape Lane Croston Leyland PR26 9HB

Plan Ref 10/00512/MNMA **Date Received** 21.06.2010 **Decision** Minor Non-Material Amendment Accepted

Ward: Eccleston And Mawdesley **Date Decided** 19.07.2010

Proposal : Application for minor non-material amendment to planning approval 09/00998/FULMAJ to widen the driveway of plot 8 by 0.5 metres, omit contrasting brick work shown previously shown up to 600 mm above d.p.c level to the Atherton and Dalton house types, to replace the brick soldier course heads and cills with art stone heads and cills to Formby house type, to alter garage door style from Norman door with vertical slats with Norman Ilkley style door.

Location : Rawstone Gardens Development Lawrence Lane Eccleston Lancashire

Applicant: Rowland Homes Ltd
