

Development Control Committee

Tuesday, 14 September 2010

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

Officers: Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Caron Taylor (Planning Officer) and Cathryn Barrett (Democratic and Member Services Officer)

Also in attendance: Councillors Greg Morgan

10.DC.190 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Simon Moulton and Councillor Ralph Snape.

10.DC.191 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

10.DC.192 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 17 August 2010 be confirmed as a correct record and signed by the Chair.

10.DC.193 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted report on five applications for planning permission 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) **10/00417/FULMAJ - 202 Chorley Old Road, Whittle-le-Woods, Chorley, PR6 7NA**

(The Committee received representations from an objector to the application and Ward Councillor, Councillor Greg Morgan in objection to the application)

Application no: 10/00417/FULMAJ
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
Decision:

Appealed against non-determination.

It was proposed by Councillor Roy Lees, seconded by Councillor David Dickinson and subsequently **RESOLVED (4:3:3) that Members of the Committee were minded to approve the planning application.**

(b) 10/00446/FUL & 10/00447/LBC - Crostons Farm, Lucas Lane, Whittle-le-Woods, Chorley, PR6 7DA

(The Committee received representations from the applicant in support of the application.)

Application no: 10/00446/FUL and 10/00447/LBC
Proposal: Works to and conversion of existing barn to form a single dwelling house together with associated works to reinstate the unauthorised works to reinstate the unauthorised development to form part of the existing barn structure.
Location: Crostons Farm, Lucas Lane, Whittle-le-Woods, Chorley, PR6 7DA
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To permit full planning permission to grant listed building consent subject to the following conditions:**

Application 10/00446/FUL

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 hereby permitted shall not commence until samples of all external facing materials to be used in the renovation and reconstruction of the barn and garage (notwithstanding any details shown on the approved plans) 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 DC7B of the Chorley Borough Local Plan Review and PPS5.
3. **Before the development commences, full details of the treatment of all the proposed windows and doors to the barn and garage shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels. The windows and doors installed shall be in strict accordance with the approved details.**
Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.
4. **Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the barn and**

garage shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the garden curtilage boundaries (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property, in the interests of the adjacent listed building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.

6. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of the existing brickwork of the buildings (barn and proposed garage building). The required details shall include the method for maintaining the existing brickwork in situ and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing. The works shall only be carried out in strict accordance with the approved work methodology statement.

Reason: In the interests of the character and appearance of the Listed Building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.

7. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used throughout the development. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing. The works shall only be carried out in accordance with the approved mortar details.

Reason: In the interests of the character and appearance of the Listed Building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.

8. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the rebuilt and new external faces of the barn and garage (notwithstanding any detail shown on the approved plans) 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 DC7B of the Chorley Borough Local Plan Review and PPS5.

9. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.
10. The integral/attached garage 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 (as amended).
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. 7 of the Joint Lancashire Structure Plan.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E) (as amended), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling 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 Chorley Borough Local Plan Review and PPS5.
12. 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 Chorley Borough Local Plan Review.
13. 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 Chorley Borough Local Plan Review.*

14. The dwelling hereby permitted shall not be occupied until the reconfigured garage has been completed in full accordance with the approved plans and made available for the parking of vehicles associated with the owners/occupiers of the converted barn.

Reason: *To ensure adequate parking is provided and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.*

15. The scheme of conversion shall involve no more rebuilding other than that highlighted red by the plans in the Structural Appraisal Report date stamped 2nd September 2010.

Reason: *To ensure no more rebuilding is carried out than necessary, to define the permission and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review.*

16. 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 the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved ground surfacing materials.

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 Chorley Borough Local Plan Review.*

Application No 10/00447/LBC

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

2. The dwelling hereby permitted shall not be occupied until the reconfigured garage has been completed in full accordance with the approved plans and made available for the parking of vehicles associated with the owners/occupiers of the converted barn.

Reason: *To ensure adequate parking is provided and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.*

3. The development hereby permitted shall not commence until samples of all external facing materials to be used in the renovation and reconstruction of the barn and garage (notwithstanding any details shown on the approved plans) 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 DC7B of the Chorley Borough Local Plan Review and PPS5.*

4. Before the development commences, full details of the treatment of all the proposed windows and doors to the barn and garage shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross

sections) and their external finish including any surrounds, cills or lintels. The windows and doors installed shall be in strict accordance with the approved details.

Reason : In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.

5. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the barn and garage shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.

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 to the garden curtilage boundaries (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property, in the interests of the adjacent listed building and in accordance with Policy Nos. GN5 and DC7B of the Chorley Borough Local Plan Review and PPS5.

7. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of the existing brickwork of the buildings (barn and proposed garage building). The required details shall include the method for maintaining the existing brickwork in situ and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing. The works shall only be carried out in strict accordance with the approved work methodology statement.

Reason: In the interests of the character and appearance of the Listed Building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.

8. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used throughout the development. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing. The works shall only be carried out in accordance with the approved mortar details.

Reason: In the interests of the character and appearance of the Listed Building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.

9. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be

used in the construction of the rebuilt and new external faces of the barn and garage (notwithstanding any detail shown on the approved plans) 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 DC7B of the Chorley Borough Local Plan Review and PPS5.

10. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review and PPS5.

11. The integral/attached garage 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 (as amended).

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. 7 of the Joint Lancashire Structure Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E) (as amended), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling 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 Chorley Borough Local Plan Review and PPS5.

13. 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 Chorley Borough Local Plan Review.

14. 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 Chorley Borough Local Plan Review.

15. 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 the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved ground surfacing materials.

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 Chorley Borough Local Plan Review.

16. The scheme of conversion shall involve no more rebuilding other than that highlighted red by the plans in the Structural Appraisal Report date stamped 2 September 2010.

Reason: To ensure no more rebuilding is carried out than necessary, to define the permission and in accordance with Policy No. DC7B of the Chorley Borough Local Plan Review.

- (c) **10/00459/FUL - St John Ambulance Hall, 1 Granville Street, Adlington, Chorley, PR6 9PY**

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

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

Decision:

It was proposed by Councillor Dennis Edgerly, seconded by Councillor Chris France and subsequently **RESOLVED – To approve planning permission subject to legal agreement and 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 samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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 commenced, full details of the position, height and appearance of all fences, walls and gates to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include full details of any gate and its proposed position. 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 and walls shall thereafter be retained in accordance with the approved details at all times.

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

6. Before the use of the premises hereby permitted is first occupied, 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.

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

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

8. The approved plans are:
- | | | |
|---------------------|--------------|--|
| Plan Ref. | Stamp Dated: | Title: |
| GS/PL/MMX/001 Rev C | 29 July 2010 | Proposed site plan, layouts and elevations |

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

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

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

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

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

11. Due to the sensitive end-use, 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 and/or adjacent to the site and where appropriate, necessary remediation measures.

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 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 PPS23.

12. The highest part of the building (the roof ridge closest to no. 74 Railway Road) shall not exceed 7.8m. The building shall be constructed using the figured dimensions as shown on plan GS/PL/MMX/001 Rev C.
Reason: To define the permission and for the avoidance of doubt to ensure a satisfactory form of development.
13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide information on:
- the parking of vehicles of site operatives and visitors
 - the hours of construction
- Reason: To minimise disruption to neighbouring properties as the site is located close to residential properties in a cul-de-sac.*

(d) **10/00502/FUL - Chorley Motor Auction, Cottam Street, Chorley, PR7 2DT**

Application no: 10/00502/FUL
 Proposal: Proposed residential development of eight dwellings following the demolition of the existing commercial premises (redevelopment of part site only – amendment to previous approval 09/00985/FULMAJ)
 Location: Chorley Motor Auction, Cottam Street, Chorley, PR7 2DT
 Decision:

The report was withdrawn.

(e) **10/00653/FULMAJ - Formerly Multipart Distribution limited, Pilling Lane, Chorley**

Application no: 10/00653/FULMAJ
 Proposal: Change of use of house type to phase 3, plots B 140 to B 172 approved under planning approval 07/01226/REMMAJ
 Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley
 Decision:

It was proposed by Councillor Dennis Edgerly, seconded by Councillor Chris France and subsequently unanimously **RESOLVED – To approve 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 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.

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

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.
5. The external facing materials detailed on the approved plans shall be used and no others substituted without the prior written approval of 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.
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. Prior to the commencement of 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 commencement of 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.

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.
9. The development hereby permitted shall be carried out in accordance with the measures set 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.
10. Prior to the commencement of 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.
11. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference:A0356-02-R1-1). Upon completion of the remediation works a verification/completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority. Reason:-To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control.
12. 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 TR4 of the Adopted Chorley Local Plan Review.
13. The garage 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. TR8 of the Adopted Chorley Borough Local Plan Review.
14. 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.

15. The development hereby permitted shall be carried out in accordance with the submitted plan PL/PH3/R1, as amended by letter dated 1 September 2010 received on 3 September 2010.

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

10.DC.194 ENFORCEMENT REPORT - WOODCOCK BARN RUNSHAW LANE EUXTON

The Committee received a report of the Director of Partnership, Planning and Policy submitted a report asking Members of the Committee to consider whether it was expedient to take enforcement action to secure removal of an unauthorised development and to ensure the development is carried out in accordance with previously approved plans (08/01226/FUL) at Woodcock Barn, Runshaw Lane, Euxton..

The alteration to the design of the roves to the side extension and garage are contrary to saved Policy DC8A of the Chorley Borough Local Plan Review dates August 2003 and guidance set out in the Householder Design Guidance Supplementary Planning Document adopted February 2008.

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris France and subsequently **RESOLVED – That it was considered expedient to pursue enforcement action.**

10.DC.195 PLANNING APPEALS NOTIFICATION REPORT

The Director of Partnerships, Planning and Policy submitted a report giving notification of three appeals that had been lodged against the refusal of planning permission, two appeal against the decision to refuse an application for certification of lawfulness, one appeal against the non-determination of a planning application, and one appeal against the decision to refuse to remove a condition.

There had also been one planning appeal dismissed, two appeals withdrawn, one enforcement appeal lodged and Lancashire County Council had granted permission on two planning applications.

RESOLVED – That the report be noted.

10.DC.196 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION BY THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, a schedule listing six 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 a meeting held on 1 September 2010.

RESOLVED – That the schedule be noted.

10.DC.197 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 29 July 2010 and 31 August 2010.

RESOLVED – That the schedule be noted.

Chair