



Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 16th November
2010**

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



www.chorley.gov.uk

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.

08 November 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 16TH NOVEMBER 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, 16th November 2010 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 10)**

To confirm the minutes of the Development Control Committee meeting held on 3 November 2010 (enclosed).

3. **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.

4. **Planning applications to be determined (Pages 11 - 12)**

A list of planning applications to be determined is enclosed.

Please note that copies of the location 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) **10/00131/FULMAJ - Land 400m East of 41 Wigan Lane, Coppull, Lancashire**
(Pages 13 - 20)

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

- (b) 10/00456/OUTMAJ - Euxton Mill, Dawbers Lane, Euxton, Chorley
Report of Director of Partnership, Planning and Policy (to follow).
- (c) 10/00518/OUT - Back Lane Reservoir, Back Lane, Clayton-le-Woods (Pages 21 - 30)
Report of the Director of Partnerships, Planning and Policy (enclosed).
- (d) 10/00740/FUL - 605 Preston Road, Clayton-le-Woods, Chorley (Pages 31 - 38)
Report of the Director of Partnerships, Planning and Policy (enclosed).
- (e) 10/00768/FUL - 77 Preston Road, Chorley, Lancashire (Pages 39 - 44)
Report of Director of Partnerships, Planning and Policy (enclosed).
- (f) 10/00770/FUL - Land bounded by Park Road and 1 Acresfield, Adlington, Lancashire (Pages 45 - 60)
Report of the Director of Partnerships, Planning and Policy (enclosed).
- (g) 10/00792/FULMAJ - Parcel L Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 61 - 70)
Report of the Director of Partnerships, Planning and Policy (enclosed).
- (h) 10/00820/FULMAJ - Land between Froom Street and Crosse Hall Lane, Chorley (Pages 71 - 82)
Report of the Director of Partnerships, Planning and Policy (enclosed).
- (i) 10/00823/FULMAJ - 202 Chorley Old Road, Whittle-le-Woods, Lancashire (Pages 83 - 94)
Report of the Director of Partnerships, Planning and Policy (enclosed).

5. **Town And Country Planning Act 1990 Section 257 Public Footpath No 4 And Public Footpath No 19 Chorley Public Path Diversion Order 2010** (Pages 95 - 102)

Report of Director of Transformation (enclosed).

6. **Proposed confirmation of Tree Preservation Order No. 2 (Wheelton) 2010 with modification** (Pages 103 - 106)

Report of Director of Transformation (enclosed).

7. **Planning Appeals Notification Report** (Pages 107 - 110)

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

8. **Delegated decisions determined by the Director of Partnerships, Planning and Policy in consultation by the Chair and Vice Chair of the Committee**

Planning applications delegated on:

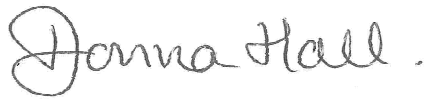
- (a) 13 October 2010 (schedule enclosed) (Pages 111 - 112)
(b) 3 November 2010 (schedule enclosed) (Pages 113 - 114)

9. **Planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers (Pages 115 - 136)**

A schedule of the application determined between 29 September 2010 – 2 November 2010 is enclosed.

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

Yours sincerely



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 Alistair Bradley, Henry Counce, Alan Cullens, David Dickinson, 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), Cathryn Barrett (Democratic and Member Services Officer) and Alex Jackson (Senior Lawyer) for attendance.

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

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

Development Control Committee**Wednesday, 3 November 2010**

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alistair Bradley, Henry Counce, Alan Cullens, David Dickinson, 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), Matthew Birkinshaw (Planning Officer), Alex Jackson (Senior Lawyer) and Cathryn Barrett (Democratic and Member Services Officer)

Also in attendance: Councillors Judith Boothman, Greg Morgan and John Walker

10.DC.205 APOLOGIES FOR ABSENCE

There were no apologies for absence.

10.DC.206 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

10.DC.207 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 12 October 2010 be confirmed as a correct record and signed by the Chair subject to the following amendment:

Minute 10.DC.201 (b)

It was proposed by Councillor Roy Lees, seconded by Councillor Simon Moulton to refuse full planning permission for the reasons given at the meeting. The Chair asked Councillor Lees for planning reasons to support his objection to the application. As no substantive reasons for refusal were proposed the motion was not accepted.

10.DC.208 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted reports on eight 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) 10/00436/FUL - 96 Lancaster Lane, Clayton-le-Woods, Leyland

Application No: 10/00436/FUL
Proposal: Erection of 9 dwellings and associated infrastructure
Location: 96 Lancaster Lane Clayton-le-Woods, Leyland PR25 5SP

Decision:

The application was withdrawn by the applicant prior to the Committee meeting.

(b) 10/00432/FUL - The Royle and The Coppice, Shaw Hill, Whittle-le-Woods, Chorley

(The Committee received representations from an objector to the proposals)

(The Committee received representation from Ward Councillor Greg Morgan and Ward Councillor John Walker)

Application No: 10/00432/FUL
 Proposal: Erection of 6 dwellings
 Location: The Royle and The Coppice, Shaw Hill Whittle-le-Woods
 Chorley PR6 7PP

Decision:

Members of the Committee were reminded that the applicant had appealed to the Planning Inspectorate against non-determination of the application as the Council had not made a decision on the application within the 8 week statutory period.

It was proposed by Councillor Ralph Snape, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – Members of the Committee were minded to refuse full planning permission for the following reasons:**

1. **Part of the proposed development (the 4 dwellings backing onto Shaw Hill Drive) is on land which is presently garden land not allocated for housing in the Chorley Borough Local Plan Review. In response to recent changes to Planning Policy Statement 3 (PPS3), the Council has prepared an Interim Policy on Private Residential Garden Development which seeks to resist residential development taking place on private garden land unless certain criteria area met or there are exceptional circumstances. In this case, the proposed dwelling does not meet one of the three criteria listed in the Policy nor are there considered to be exceptional circumstances that weight in favour of approving the development.**
2. **The Shaw Hill area is made up of large individually designed detached properties on generously proportioned plots. The individual nature of the properties and the size of the plots mean that the character of the area has its own local distinctiveness which is dominated by landscaping. The provision of large detached dwellings that have not been designed in response to the local character results in a development that would erode this local distinctiveness whilst the density of the development, being higher than that of Shaw Hill, results in dwellings on smaller plots. The smaller plot sizes result in less space between the dwellings and less space for landscaping. The development would therefore be harmful to the local character and distinctiveness of Shaw Hill contrary to Policy GN5 and criteria (b) of Policy HS4 of the Chorley Borough Local Plan Review and Planning Policy Statement 1 (PPS1) and Planning Policy Statement 3 (PPS3).**
3. **Part of the development (the 4 dwellings backing onto Shaw Hill Drive) is on a site within the settlement boundary of Whittle-Le-Woods on an unallocated and un-developed 'Greenfield' garden land site. It has not**

been demonstrated that there are no other suitable allocated or previously developed sites available within the settlement and as such the proposal is contrary to criteria (f) of Policy HS6 of the Chorley Borough Local Plan Review and PPS3: Housing.

(c) 10/00517/FUL - Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge

Application No: 10/00517/FUL
 Proposal: Proposed development of 6 No. 2 1/2 storey dwellings and 1 No. 2 1/2 storey apartment block (comprising 2 No. 2 bedrooms and 1 No. 1 bedroom apartments) and provision for 15 car parking spaces.
 Location: Rodger Bank, Gough Lane, Clayton Brook, Bamber Bridge, Preston
 Decision:

The application was withdrawn by the applicant prior to the Committee meeting.

(d) 10/00522/FUL - 89 Lancaster Lane, Clayton-le-Woods

(The Committee received representations from an objector to the proposals)

(The Committee received representation from Ward Councillor Judith Boothman on the proposals)

Application No: 10/00522/FUL
 Proposal: Erection of 3 dwellings
 Location: 89 Lancaster Lane Clayton-le-Woods Leyland PR25 5SP
 Decision:

It was proposed by Councillor Mick Muncaster, seconded by Councillor Christopher France and subsequently unanimously **RESOLVED – To refuse full Planning Permission for the following reason:**

1. **The proposed dwelling is on land which is presently garden land not allocated for housing in the Chorley Borough Local Plan Review. In response to recent changes to Planning Policy Statement 3 (PPS3), the Council has prepared an Interim Policy on Private Residential Garden Development which seeks to resist residential development taking place on private garden land unless certain criteria area met or there are exceptional circumstances. In this case, the proposed dwelling does not meet one of the three criteria listed in the Policy nor are there considered to be exceptional circumstances that weight in favour of approving the development.**
2. **The proposed development is within the settlement boundary of Clayton-le-Woods on an unallocated and un-developed ‘Greenfield’ site. It has not been demonstrated that there are no suitable allocated or previously developed sites available within the settlement and as such the proposal is contrary to criteria (f) of Policy HS6 of the Chorley Borough Local Plan Review and PPS3: Housing.**

3. **The first floor windows in the rear elevation of the proposed dwelling would be sited less than 10m from the boundary they face and as a result of this, the proposed dwelling would allow detrimental overlooking and therefore have a detrimental impact on the amenities which the occupiers and future occupiers of the adjacent property can reasonably expect to enjoy contrary to Policy HS4 (c) and Policy HS6 (c) and (d) of the Chorley Borough Local Plan Review.**

- (e) **10/00703/FUL - 5-7Chorley Old Road, Whittle-le-Woods, Lancashire, PR6 7LB**

(The Committee received representations from an objector to the proposals)

Application No: 10/00703/FUL
 Proposal: Demolition of existing dwelling (No 7 Chorley Old Road) and various outbuildings and the erection of 8 No detached dwellings (some with detached garages)
 Location: 5-7 Chorley Old Road, Whittle-le-Woods, Lancashire PR6 7LB
 Decision:

Members of the Committee were reminded that the applicant had appealed to the Planning Inspectorate against non-determination of the application as the Council had not made a decision on the application within the 8 week statutory period.

It was proposed by Councillor Mick Muncaster, seconded by Councillor Roy Lees and subsequently unanimously **RESOLVED – That Members of the Committee were minded to refuse full planning permission for the following reasons:**

1. **The proposed development is within the settlement boundary of whittle-le-Woods on an unallocated and un-developed ‘Greenfield’ site. It has not been demonstrated that there are no suitable allocated or previously developed sites available within the settlement and as such the proposal is contrary to criteria (f) of Policy HS6 of the Chorley Borough Local Plan Review and PPS3: Housing.**
2. **The proposed junction with Chorley Old Road does not provide the necessary visibility splays required for a 30mph road as set out in Manual for Streets and it has not been suitably demonstrated to the Council why a reduction in the visibility splay requirements in Manual for Streets should be accepted for this site. Also, the internal layout of the site does not provide suitable design features to cater for pedestrians. The development proposed would therefore result in detrimental harm to highway and pedestrian safety contrary to Manual for Streets and Policy TR4 and HS4 (d) of the Chorley Borough Local Plan Review.**
3. **The development would have a detrimental impact on the amenities of the occupiers of the adjacent property on Langdale Grove. In particular, due to the difference between the proposed slab level of the dwelling proposed on plot no. 5 and the level of the garden of 30 Langdale Grove and the proximity of this dwelling to the garden boundary of this property, the views attainable from the first floor windows of the properties on this plot would unacceptably overlook the garden of this property. The proposed development is therefore contrary to Policy Nos. HS4 (c) and HS6 (C) & (d).**

4. The intervening land between the application site and Chorley Old Road to the south slopes steeply, thus elevating the site from Chorley Old Road at its junction with Town Lane. The development, by virtue of its proximity to the southern boundary of the site, would appear substantially elevated above Chorley Old Road, particularly plots 3 and 4, during periods of the year when the mature trees on the intervening land no longer have leaf cover. The elevated nature of the development adjacent to the southern boundary, particularly in the autumn and winter months, means it would tower over Chorley Old Road and would appear incongruous in the streetscene thus resulting in detrimental harm to its character and appearance. The proposed development is therefore contrary to Policy Nos. GN5, HS4 and HS6 of the Chorley Borough Local Plan Review.

(f) **10/00739/FUL - 26 Lancaster Lane, Clayton-le-Woods**

(The Committee received representations from an objector to the proposals)

(The Committee received representation from Ward Councillor Judith Boothman on the proposals)

Application No: 10/00739/FUL
 Proposal: Erection of two storey detached dwelling
 Location: 26 Lancaster Lane Clayton-Le-Woods Leyland
 PR25 5SN

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Mick Muncaster and subsequently unanimously **RESOLVED – To refuse full planning permission for the following reasons:**

1. The proposed dwelling is on land which is presently garden land not allocated for housing in the Chorley Borough Local Plan Review. In response to recent changes to Planning Policy Statement 3 (PPS3), the Council has prepared an Interim Policy on Private Residential Garden Development which seeks to resist residential development taking place on private garden land unless certain criteria area met or there are exceptional circumstances. In this case, the proposed dwelling does not meet one of the three criteria listed in the Policy nor are there considered to be exceptional circumstances that weight in favour of approving the development.
2. The first floor windows in the front elevation of the proposed dwelling would be sited less than 10m from the boundary they face and as a result of this, the proposed dwelling would allow detrimental overlooking and therefore have a detrimental impact on the amenities which the occupiers and future occupiers of the adjacent property can reasonably expect to enjoy contrary to Policy HS4 (c) and Policy HS6 (c) and (d) of the Chorley Borough Local Plan Review.

(g) **10/00682/OUT - Fairview, Runshaw Lane, Euxton, Chorley, PR7 6EX**

Application No: 10/00682/OUT

Proposal: Erection of detached bungalow
 Location: Fairview Runshaw Lane Euxton Chorley PR7 6EX
 Decision:

It was proposed by Councillor Alistair Bradley, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To refuse outline planning permission as the proposals did not accord with Policy DC4 of the Local Plan Review and did not represent a rural infill plot in the Green Belt for the following reason:**

1. **The proposed bungalow would be located within the Green Belt as defined by the Chorley Borough Local Plan Review. For a new dwelling to be acceptable in the Green Belt, the site upon which it is proposed must constitute a 'rural infill' plot. In this case, the site on which the bungalow is proposed does not constitute a single plot within an existing substantial built up frontage hence the proposed bungalow is contrary to Policy No. DC4 of the Chorley Borough Local Plan Review and PPG2.**

(h) 10/00743/FUL - The Dog Inn, Chorley Old Road, Clayton-le-Woods, Chorley, Lancashire

Application No: 10/00743/FUL
 Proposal: Erection of 3 no. detached dwellings on land to the side of the Dog Inn Public House including associated infrastructure and new access road (resubmission of previously withdrawn application 09/00986/FUL)
 Location: The Dog Inn Chorley Old Road Clayton-Le-Woods Chorley, Lancashire
 Decision :

It was proposed by Councillor Simon Moulton, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To permit full planning permission subject to a Section 106 Legal Agreement and the following conditions:**

1. **Due to the size of development and 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 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.

2. **No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning**

Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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

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

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

4. 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 also have been erected in conformity with the approved details prior to occupation of the development.

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

5. 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. This shall include details of how these hard surfaces will drain, such as permeable materials or soakaways. 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.

6. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016).

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

7. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
09/1229/02 Rev C	18 October 2010	Proposed Site Layout and Levels
09-1229/03 Rev A	18 October 2010	Proposed Elevations and Floor Plans – Plot 1
09-1229/04	19 August 2010	Proposed Elevations and Floor Plan – Plots 2 & 3

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

8. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a Final Code Certificate has been issued certifying that the required Code Level has been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

9. Before the properties hereby permitted are first occupied, the driveways and parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways 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.

10. 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.

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. 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.

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

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

14. No phase or sub-phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

Chair

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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	16 November 2010

Planning Applications Awaiting Decision

Item No.	Application No.	Recommendation	Location	Proposal
4a	10/00131/FULMAJ	Defer for Site Visit	Land 400m East Of 41 Wigan Lane Coppull Lancashire	Retrospective application for continued use of land for recreational paintball games, retention of ancillary structures and car parking (resubmission of withdrawn application 09/00525/FUL)
4b	10/00456/OUTMAJ		Euxton Mill Dawbers Lane Euxton Chorley PR7 6EB	Demolition of the redundant Mill building and construction of 58 apartments and communal facilities together with the erection of 7 two storey cottages and associated surface car parking (Retirement Living)
4c	10/00518/OUT	Permit Full Planning Permission	Back Lane Reservoir Back Lane Clayton-Le- Woods	Outline application for residential development with all matters reserved, except for access.
4d	10/00740/FUL	Refuse Full Planning Permission	605 Preston Road Clayton-Le-Woods Chorley PR6 7EB	Application for 4 No dwellings amendment to previously approved layout (10/00418/FULMAJ)
4e	10/00768/FUL	Permit Full Planning Permission	77 Preston Road Chorley Lancashire PR6 7AX	Proposed fencing above existing wall and retention of gate and gate posts (resubmission of 10/00213/FUL)
4f	10/00770/FUL	Permit (Subject to Legal Agreement)	Land Bounded By Park Road And 1 Acresfield Adlington Lancashire	Erection of five 3-bedroom houses and four 2-bedroom apartments and associated works
4g	10/00792/FULMAJ	Permit Full Planning Permission	Parcel L Buckshaw Avenue Buckshaw Village Lancashire	Erection of 42 No 2 and 2½ storey dwellings
4h	10/00820/FULMAJ	Permit (Subject to Legal Agreement)	Land Between Froom Street And Crosse Hall Lane	Amendment to siting, design, landscaping and external appearance of planning

Report

			Chorley	consents 09/00749/FULMAJ and 02/00680/REMMAJ for residential development of site
4i	10/00823/FULMAJ	Permit Full Planning Permission	202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA	Erection of 13 dwellings and associated infrastructure following the demolition of no. 202 Chorley Old Road (resubmission of previous application 10/00417/FULMAJ)

Item	10/00131/FULMAJ
Case Officer	Caron Taylor
Ward	Adlington & Anderton
Proposal	Retrospective application for continued use of land for recreational paintball games, retention of ancillary structures and car parking (resubmission of withdrawn application 09/00525/FUL)
Location	Land 400m East of 41 Wigan Lane, Coppull, Lancashire
Applicant	Mr Duncan Gass

Consultation expiry: 15 April 2010

Application expiry: 20 May 2010

Proposal

1. The application is a retrospective application for continued use of land for recreational paintball games, retention of ancillary structures and car parking (resubmission of withdrawn application 09/00525/FUL).

Recommendation

2. It is recommended that a site visit to be made by the Committee.

History

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

Background

4. The paintballing operation is already taking place without the benefit of planning permission. The site is in the Green Belt.
5. The application site is situated on an area of woodland between Wigan Lane, Coppull and Castle Drive/Castle House Drive, Adlington. It is known as Yankeewood Paintball Centre and is operated by Delta Force. The site is approximately 4.89 hectares in area. It is accessed via a track off Wigan Lane and a gravel carpark is provided at the top east end of the track.
6. There are six 'game zones' within the site and a central 'base camp' from which the games are organised. In the base camp area are kitchen, toilets and lockers, equipment store, kiosk and briefing podium/scoreboard stand.
7. There are a large number of structures/buildings/paraphernalia associated with the use. These include:
 - Tents/marquees
 - Containers x4
 - Scoreboard/stage
 - Gen rack
 - Gas store
 - 'Church' structure
 - 'Village' huts x5
 - 'Castle' structure
 - 'Fortress' structure
 - Howitzer gun (for display)

8. As well as paintball guns, pyrotechnics are available for use by participants, including paint and smoke grenades.
9. A previous application at the site was withdrawn to allow a noise assessment to be undertaken.
10. Directly to the east of the east/southeast is Rigby and Houghton House Quarry a landfill site.

Representations

11. 18 letters of objection have been received to the application. These can be summarised as:
 - The paintballing is noise and disruptive, it destroys enjoyment of their home and garden. Their garden can't be used when it is going on and it can be heard inside the house even with double-glazing;
 - There is shouting, the noise of guns, paintballs hitting oil drums, yelling and offensive language from the site and what sound like grenades;
 - It is too close to residential properties;
 - Concern for wildlife and flora and fauna;
 - Concerns over highway safety and parking;
 - Paintballing goes on at weekends and several days in the week and almost continually in school holidays;
 - It destroys the pleasure of walking in the countryside;
 - The access is a dangerous junction on a busy road;
 - Cars wait to get into the site on the main road before the gates are opened;
 - A new carpark has been built but 40 spaces are not enough;
 - The landfill is not allowed to operate on Saturday afternoons and Sundays. The paintballing site is most used at weekends;
 - Weekends should be quiet times for residents;
 - Staff test the guns early e.g. 8.30am on a Sunday morning;
 - The noise survey submitted was done on a weekday, not a weekend when noise levels would have been lower;
 - Householders already have to endure the sand extraction and landfill;
 - There has been an increase in litter;
 - The site is in the Green Belt;
 - The noise is made worse as the site is in a hollow which acts as an amphitheatre;
 - Noise causes alarm and distress;
 - Trees have been cut down;
 - Paint will get into water courses;
 - If approved sound barriers should be erected.

Consultations

12. Adlington Town Council objects to the application on the following grounds:
13. Traffic – there could be an extra 40/80 cars a day or more entering and leaving the site together at the busiest periods of the day. When the applicant's noise survey was undertaken there were 250 people on site which may have resulted in over 100 cars using the entrance/exit at peak times. The sight lines at the junction of the site with Wigan Lane are poor in both directions, traffic tends to speed along this winding country lane and it has been the scene of several accidents in the past. The supporting statement at paras 4.15 and 5.12 are therefore incorrect.
14. Drainage – The application states that the proposal is not within 20m of a watercourse. However there is a ditch shown at the edge of the site. This section also indicates that surface water drainage will be by a sustainable urban drainage system and soakaway. Will the buildings and parking affect surface water run off?
15. Supporting Statement - The Town Council disagree with parts of the Supporting Statement and argue that other parts are wrong:

16. They cannot see that this development would offer any benefit to the community. It states that there are no rare or protected habitat or species nor does it have an significant conservation interest, but how is this known if a survey has not been done? A tree survey has not been done. The development has already been detrimental to the quality of life of residents in the area who have complained about the noise from this facility. The nearest houses are only 2-300m from the site and residents are subjected to the constant noise of bullets, explosion or grenades, machine gun fire and loud shouts/screams on site operation days.
17. The proposal is contrary to Local Plan Policy LT12 - criterion (e) as it already harms the amenity of residents by creating noise pollution, (f) the only way to access the site is by car (h) public right of way no. 13 runs through the site. What protection is therefore people using these footpaths? A risk assessment is included however is flawed as any members of the public using paths will not be wearing protective clothing that participants must be and therefore are exposed to injury which is unacceptable.
18. The applicant is applying for use 365 days a year therefore it would appear they wish to expand the business. Noise is disturbing residents now – continuously throughout a day of operation especially at weekends when they are entitled to some peace and quiet. Properties are closer to the site than specified in the application as it is measured from the centre of the site. The application underestimates the time that paintballing takes place
19. The number of carparking spaces specified is different in different parts of the application– 40 and 45, which is correct? The statement states the traffic generated is low based on surveys at other sites – other sites should not be used to generalise about this site. There is poor visibility. There are other anomalies in the Statement.
20. The Town Council believe this is an inappropriate use of the Green Belt. Paintballing is not a sport recognised by the Sports Council.
21. LCC Ecology – state that insufficient information has been provided to demonstrate that the proposals are compliant with planning policy, guidance and legislation, to establish impacts and demonstrate adequate mitigation and compensation in terms of protected species, a full tree survey and information to demonstrate adequate mitigation and compensation or loss and damage to wildlife.
22. Chorley and District Natural History Society – object to the application. The area is adjacent to Ellerbeck reclaimed opencast site which has become one of the most valuable wildlife sites locally. They are concerned that frequent use of the adjacent land for a noisy activity such as paintball is harmful to breeding birds and mammals. Cocks have bred nearby and deer are regularly seen, neither of these will tolerate noisy neighbours.
23. **Wigan Council** – Have no objection in principle providing there is no adverse impact on the amenity of any nearby existing or proposed land uses with regard to noise, smells, fumes, light spillage, traffic or on-street parking, visual intrusion or other nuisance.

Main Issues

24. The main issues for consideration in respect of this planning application are:
 - Principle of the proposal
 - Access and parking
 - Impact on neighbour amenity in terms of noise
 - Impact on ecology
 - Impact on public right of way

Conclusion

25. Given the unusual nature of the application is it considered it would be beneficial for the Committee to view the layout, location and the structures/buildings and paraphernalia that exist on the site. It is therefore recommended that a site visit is undertaken.

Planning Policies

26. National Planning Policies:

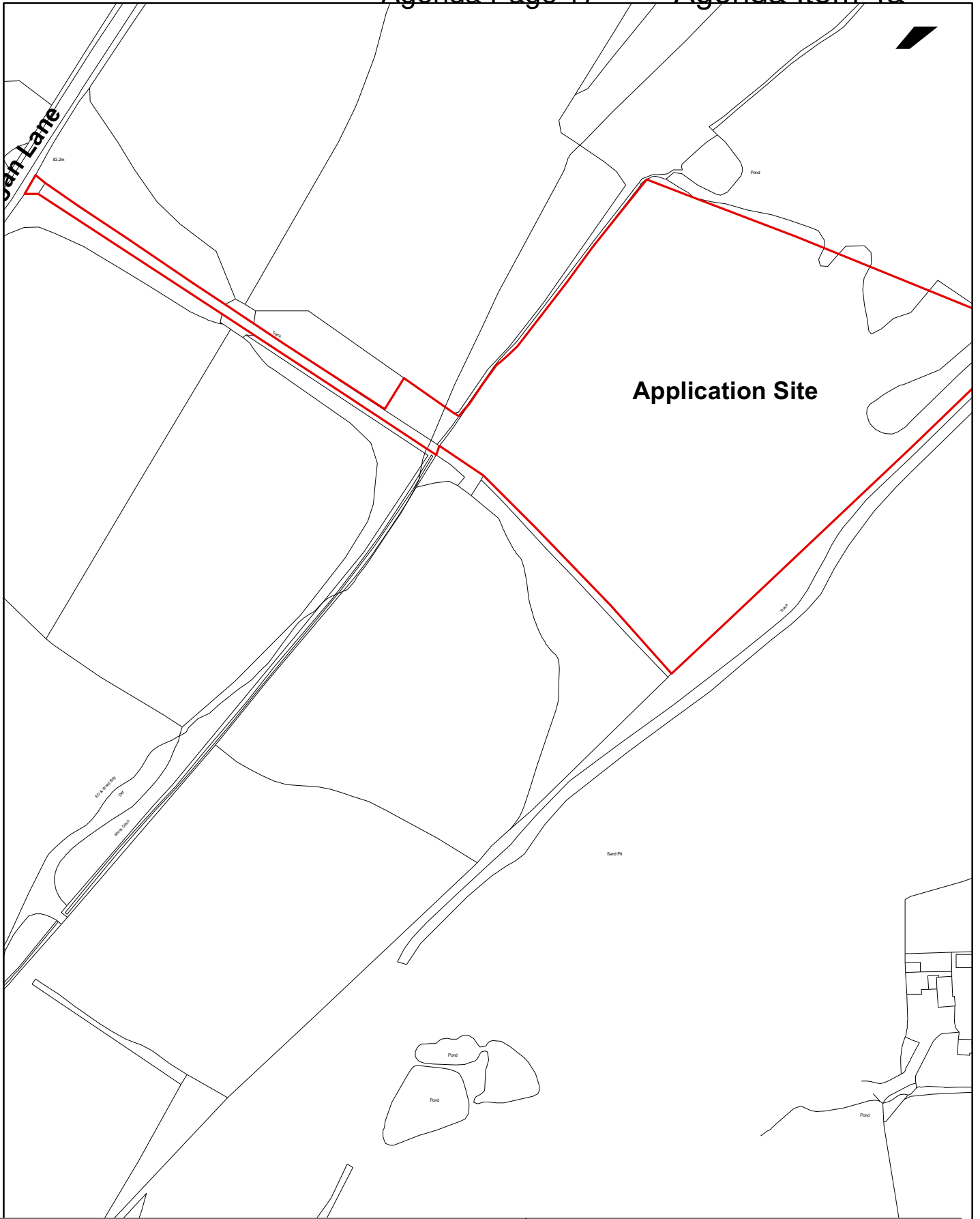
PPS1, PPG2, PPS4, PPS9, PPG17, PPG24

Adopted Chorley Borough Local Plan Review

Policies:

DC1, EP4, EP9, TR4, LT12.

Recommendation: Defer for Site Visit

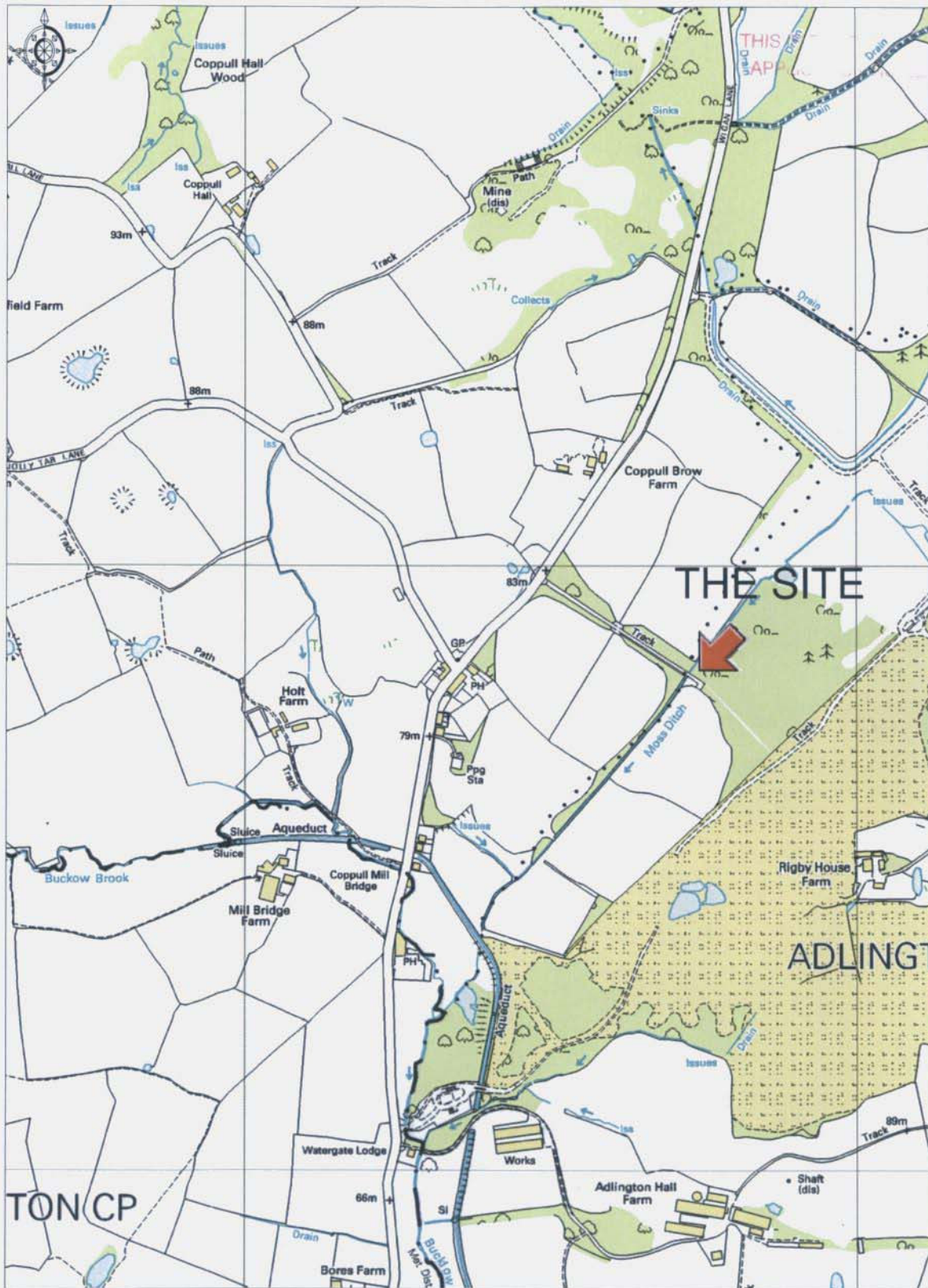


Lesley - Ann Fenton Director of Partnerships, Planning and Policy		Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509	
Application No. 10/00131/FULMAJ	Grid Ref: E: 358777 N: 412791	Scale: 1:3,000	---

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CHORLEY BOROUGH COUNCIL
TOWN AND COUNCIL

10 131
18 FEB 2010



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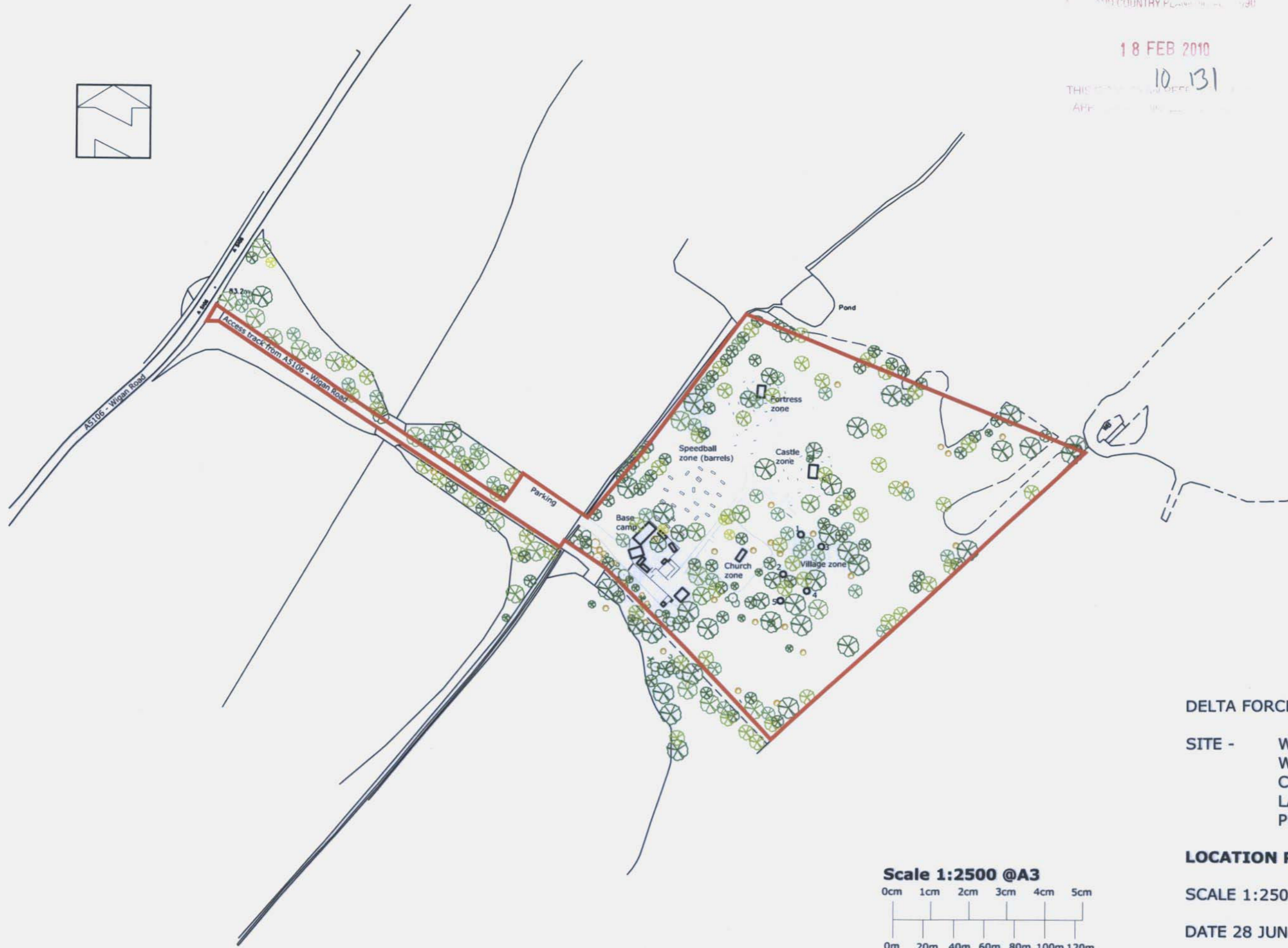
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Land off Wigan Lane, Coppull, Lancashire, PR7 4BW

18 FEB 2010

10.131

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DELTA FORCE PAINTBALL

SITE - WOODLAND off
WIGAN LANE
COPPULL
LANCASHIRE
PR7 4BW

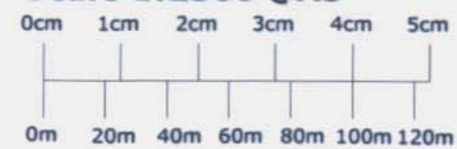
LOCATION PLAN

SCALE 1:2500

DATE 28 JUNE 2009

DRAWING NUMBER 2

Scale 1:2500 @A3



Item	10/00518/OUT
Case Officer	Liz Beard
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Outline application for residential development with all matters reserved, except for access.
Location	Back Lane Reservoir Back Lane Clayton-le-Woods
Applicant	United Utilities Property Services

Consultation expiry: 12 August 2010

Application expiry: 14 September 2010

Proposal

This application was deferred at the last meeting of the Development Control Committee and a site visit was requested.

1. The application is an outline application for residential development, for up to 8 no. dwellings, with all matters reserved, except for access at Back Lane Reservoir, Clayton-le-woods in Chorley.
2. The site is just over 0.5 hectares and is at the junction of Fiddlers Lane and Back Lane in Clayton-le-woods. It is a very low density scheme, with only 16 dwellings to the hectare being the density. The current use of the land is as a covered reservoir owned by United Utilities, which is surplus to their requirements. The reservoir protrudes 2.5m above the ground level and there is some plant and hard standing within the site. The existing access is from Fiddler's Lane.
3. Layout is a reserved matter, however, an indicative layout has been provided with the application. There are eight family homes, which will have individual accesses off Fiddler's Lane.
4. The applicants have requested a longer time limit is considered as part of this application in light of the extremely challenging economic climate.

Recommendation

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

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - Principle of development
 - Design and appearance
 - Layout
 - Impact on neighbouring amenity
 - Highways and parking
 - Impact on the trees
 - Ecology
 - Drainage
 - Site clearance
 - Section 106 Agreement

Representations

7. 12 letters of objection have been received where they raise the following issues:
- Impact on existing services in the area.
 - Bringing additional driveways on Fiddlers Lane and the path would cause a danger to children walking to school.
 - What safety procedures would be put in place for the dismantling of this reservoir?
 - Site is a habitat for wildlife.
 - Drainage problem as property is below the level of the field.
 - Increase in traffic.
 - Development in constructing driveways to properties would endanger the trees, which have a preservation order on them.
 - Should the properties be more than single storey then I may suffer loss of light and be overlooked.
 - Currently under a hosepipe ban situation and might well have been avoided should United Utilities have expanded their reservoir(s) capacity.
 - Current aspect at the top of Back Lane is un-pressured semi-open space with tree lined road offering a safe, pleasant pedestrian access towards school and country park which will be totally spoilt.
 - Eight new access points on this corner will make a huge difference to the available navigation of this road and will seriously reduce the easy flow of traffic.
 - Loss of privacy and peace, which will result to residents in Carlton Avenue from such a proposal. The land under consideration is much higher than that in Carlton Avenue and will allow overlooking.
 - Sewers which serve Carlton Avenue are already proving inadequate in that there have been several occasions when the pipes have become blocked.
 - Increased likelihood of blocked/jammed passage for traffic including ambulances or fire engines.
 - Roads are barely adequate for existing traffic.
 - Been aware of bat activity on the site since 1958.

Clayton-le-Woods Parish Council have contacted English Heritage and they have put in an application to see if English Heritage will list the structure. It is noted as being of Victorian Architecture and is built of vaulted brickwork and is the oldest remaining reservoir in Chorley.

Consultations

8. Lancashire County Council (Ecology) states that the main ecological issue arising from the proposal is the overall loss of habitat. The applicant should demonstrate that sufficient habitat will be retained and/ or re-established to ensure that there will be no loss of biodiversity value. The habitats to be retained, enhanced or re-established are the 'Open Mosaic Habitats on Previously Developed Land'. It is suggested that conditions are added where tree felling, vegetation works or other works that may effect nesting birds will be avoided between March and August (inclusive) and no vegetation clearance, site preparation or development work shall take place until a detailed habitat creation/enhancement and management plan has been submitted and approved.
9. The Environment Agency have no objections in principle but suggest that the full justification is given for any decisions regarding pollution linkages as outlined in the Preliminary Risk Assessment report. Taking into account the environmental setting of the site in terms of the geology, hydrogeology and hydrology and the potential source of contamination the site is unlikely to pose a risk to controlled waters. If during development contamination is found then they must cease development and obtain written approval for the remediation strategy from the Local Planning Authority. They promote the use of Sustainable Drainage Systems (SUDS) and the foul drainage from the site must be drained to the foul sewer and surface water drainage from any areas likely to be contaminated should be connected to the foul sewer with consent from United Utilities.
10. Corporate Director of Streetscene, Neighbourhoods and Environment has no objection in principle to the application; however there are some concerns in relation to the drainage

layout which would serve the new properties. Recent problems with the existing private drainage system serving all the properties on the adjacent Carlton Avenue estate suggests that this is not capable of readily receiving additional foul water and that connecting into this existing private system should be avoided.

11. United Utilities have no objections providing that the site must be drained on a separate system. Only foul drainage should be connected to the foul sewer. Surface water should be discharged to the soakaway/watercourse/surface water sewer with consent from the Environment Agency. A survey needs to be carried out to ensure that all pipework from the old reservoir is correctly capped off. A water main crosses the site, as we there is a need to access it we will not permit development in close proximity to the main. The level of cover to the water mains and sewers must not be compromised either during or after construction.
12. Lancashire County Council (Highways) has no objections to the proposal and had pre-application discussion with the applicant.
13. Chorley's Waste & Contaminated Land Officer having viewed the preliminary risk assessment that accompanied the application the following comments were provided. Any residential development at this site should proceed in accordance with the report recommendations. A minimum of a watching brief should be maintained during site clearance and should pay particular attention to composition of the made ground beneath the brick lining of the reservoir, any made ground within the embankments surrounding the reservoir and any material used to infill the reservoir. If evidence of contaminants are identified then further sampling and remediation is required. Should any unusual ground conditions be identified then this information should be reported to the Local Authority. Any material used to infill the reservoir should be suitably chemically validated prior to its use along with any soil and top soil brought onto the site. All dwellings should have gas protection measures installed. These should include ventilation of confined spaces within buildings, well constructed reinforced cast in situ floor slabs, clear or granular filled sub-floor void vented into atmosphere, uprated damp proof membrane such as 200g fitted by professional contractor and validated by a third party and minimum penetration of ground slab by services with sufficient lapped and taped joints.
14. Chorley Council's Arboriculture Officer trees T1 to T5 are the prime consideration here, as they front the site and are part of the Tree Preservation Order. There are several effective techniques for putting a driveway over the root plate of a mature tree, but the preferred option, if available, is to avoid it. Plot 1 has a large garden and the driveway could go between tree T1 and T1a. The proposed removal of the suppressed Sycamore, T5a would leave room to straighten out the drive of Plot 2 and so move the drive entrance further away from the base of tree T5, which would mean a smaller percentage of the root zone being covered. Group G1, at the rear of plot 1 would benefit from the proposed thinning, leaving the remaining trees to fill out over the next few years. Transplanting of young trees on the boundary of the site is supported.

Assessment

Principle of Development

15. The site is located within the main settlement of Clayton-le-Woods, where Policy GN1 of the Local Plan Review is of relevance. There is a presumption in favour of development subject to the consideration of other policies and proposals. The surrounding area is a residential area, with the exception of the other reservoir located across the road, which is also owned by United Utilities. The site was also previously granted planning permission in March 1995 (ref. 94/00679/OUT), which was an outline application, with no specification of numbers of dwellings proposed. This application is for eight houses, which puts the density at 16 dwellings per hectare. Although it is a low density scheme there is a tree preservation order on the site which further constrains the development potential. Also there is a grass verge to the front of the site, with a footpath running through it. This has been retained and is also included in the application site. The surrounding development is low density family housing and this housing reflects that of the surrounding area, therefore in general terms the principle of residential development on this site is acceptable.

Design and Appearance

16. The application is an outline application; therefore the design and appearance of the proposal will be looked at reserved matters stage. In general terms the layout of the housing is acceptable, however, the design of the ramps and the sloping of the front gardens has been raised as an issue with the applicant. There is the opportunity to redesign this element at the reserved matters stage.

Layout of Development

17. A Design and Access Statement accompanies the application and explains the design rationale to the scheme. Whilst design and appearance are a reserved matter an indicative layout has been provided to assess whether eight dwellings can be developed without compromising neighbour amenity.
18. The layout shows eight detached properties, with individual driveways off Fiddler's Lane and Back Lane. The sections provided with the application specifically shown Plot 5 in relation to the existing property to the rear (11A Carlton Avenue), with a privacy distance of 26 metres, and Plot 3 in relation to 17 Carlton Avenue with a privacy distance of 24 metres. This complies with the standards as outlined in the Council's Design SPG.
19. The side elevations of Plots 1 and 8 maintain over 12 metres between the side elevations of the existing properties at 21 Fiddlers Lane and 66 Back Lane.

Impact on Neighbouring Amenity

21. The proposal site and existing reservoir is currently at a higher level than the residential development, to the rear, on Carlton Avenue. The proposal shows extensive engineering works to remove the reservoir and take the ground level, to where the proposed houses would be situated, to just around 1.5m above slab level of the existing houses in Carlton Avenue. The cross sections, as mentioned above, shown Plot 3 to be 1.25m above the slab level of 17 Carlton Avenue and Plot 5 to be 1.5m above the existing slab level of 11A Carlton Avenue.
22. Due to the proposal site being at a slightly higher level the proposed houses had to be moved beyond the standard 21 metres as outlined in the Council's Design SPG. Where the slab levels are 0.5 metres or more above that of a neighbouring or existing house the spacing should be increased by 1 metre for every 0.25m difference in slab levels. Appendix 1 of the Design and Access Statement provides a detailed breakdown of the differences in slab levels between the proposed and existing houses and a breakdown on differences when considering ridge heights. By changing the pitch of the roof from 30 degrees to 22 degrees this lowers the ridge level by 0.6m. The table in Appendix 1 of the Design and Access Statement shown how this change reflects in the interface distances required. It shows that if based on slab levels alone then the development meets the required interface distances and the same is true if measured by using ridge heights of roofs with a 22 degree pitch. However, when measuring interface distances by using ridge heights of roofs where there is a 30 degree pitch there a several plots that do not meet the minimum requirements. This is a consideration for the detailed design stage but this shows that the privacy distances can be accommodated within the scheme but it will involve a significant amount of material being taken off the site.
20. The indicative layout also shows a 10 metre garden length, which complies with the standards within the Design SPG. There are large gardens to the front of the proposed dwellings which, as discussed above, provides for the houses to be moved forward on the site.
25. When looking at the above it is considered that the privacy distances can be accommodated without compromising the amenity of existing neighbours, at the detailed design stage.

Highways and Parking

34. The Highways Engineer had pre-application discussion with the applicant. The existing road is designed in such a way that vehicle speeds are low. The driveways coming directly off Back Lane have adequate visibility and the layout is considered to be a suitable design solution in highway safety terms.
35. There is adequate parking shown within the curtilage of each of the dwelling houses.

The issue of highway safety for local school children was raised. Following a number of meetings and discussions between the Parish Council, Lancashire County Council (School Travel Officer) and United Utilities it has been agreed by the applicant to:

- Move the school signs. Currently, one of the school signs is barely visible to vehicular road users and therefore it needs moving to a more appropriate location to improve awareness of the school.
- Formalise the point for crossing the road at the north west corner of the site, which could be delivered through new white stud road markings.
- Reinststate the barriers which were partially removed when one of the dropped kerbs was constructed.

These have been shown on the amended plans, and a Grampian style condition can be added to ensure that these works are carried out.

Impact on the Trees

35. The application is supported by an arboriculture survey. This shows that three individual trees, four groups of trees and a hedge will have to be removed, as well as some thinning of the G1 area. None of these are subject of the Tree Preservation Order. The trees that are to be removed are highlighted as having low retention values.
36. The proposed access to driveways to Units 1 and 2 extend over the root protection areas. These works can be achieved providing that there are special working methods utilised where these encroachments occur. These would have to be detailed in an Arboriculture Method Statement. However, in answer to the comments provided the applicant has amended the scheme to straighten the driveway on Plot 2. The driveway of Plot 1 cannot be relocated to between Trees T1 and T1a as then this would not meet the visibility splay requirements. There appears to be room within the site to avoid the trees with the driveways when looking at the detailed design and layout at the reserved matters stage. It is considered that the site can be developed without having a detrimental impact on the trees that are subject of a Tree Preservation Order.

Ecology

37. A Phase 1 Habitat and Desk Study was provided with the application. Lancashire County Council's Ecologist raised the issue that adequate mitigation is required for the loss of habitat. The loss of Mosaic Grassland is the habitat in question. The applicant has had discussions with the Ecologist where it is suggested that the grassland could be replanted on the other reservoir site owned by United Utilities over the road or within the Manor Park school grounds. A condition can be added to ensure that a management plan is provided prior to the commencement of development.

Drainage

38. The neighbouring properties have raised concerns in relation to drainage in the area, where the drains have become blocked on a number of occasions. This has been reiterated by the Director of Streetscene, Neighbourhoods and Environment. United Utilities have provided comment that they do not object to the proposal providing that the site is drained on a separate system. Only foul drainage should be connected to the foul sewer. Surface water should be discharged to the soakaway/watercourse/surface water sewer with consent from the Environment Agency.
39. The applicant has consulted with United Utilities who have confirmed that the foul drainage can be connected to the public foul sewer within Back Lane. It is proposed that the surface water drainage will be accommodated through grey water recycling and soakaways or a connection to the public surface water drain. Conditions can be added to ensure that a suitable drainage scheme can be developed prior to the commencement of development at the reserved matters stage.

Site Clearance

A survey needs to be carried out to ensure that all pipework from the old reservoir is correctly capped off. A water main crosses the site, however, this is disused, as confirmed by United Utilities.

The Environment Agency stated that there is the possibility that the reservoir has been in-filled and raised issues in relation to pollutant linkages and the minor aquifer. Leyden Kirkby Associates (consultants employed by the applicant) have confirmed that the reservoir has not been in-filled and the risk to the aquifer is considered low given the site history, geology, hydrogeology and hydrology. A condition can be added to ensure that if during the site clearance any contamination is found then this has to be reported to the Local Planning Authority and appropriate remediation and mitigation measures will be required to be carried out.

Section 106 Agreement

The applicant has agreed to enter into a Section 106 to provide a financial contribution of £10,616 in lieu of providing on-site playspace and open space.

Overall Conclusion

40. The site is appropriate for residential development and it has been satisfied that eight houses can be accommodated on the site without compromising neighbour amenity and highway safety. However, the detail of the design and layout will need to be looked at during the reserved matters stage.

Other Matters

Sustainability

41. Sustainability issues will be considered as part of any reserved matters application.

Extension to the Time Limit to Commence Works

The applicants have requested a longer time limit is considered as part of this application in light of the extremely challenging economic climate. This is an issue that is related to market forces as opposed to planning, and it is not a planning reason. Therefore it is not felt that this is an adequate reason for a longer time limit to be imposed.

Historical Significance

Since the application has been submitted there has been some information submitted in relation to the background to the reservoir, including some pictorial information. It is noted as being of Victorian Architecture and is built of vaulted brickwork and is the oldest remaining reservoir in Chorley. English Heritage has been contacted by the Parish Council and they have put in an application to see if English Heritage will list the structure. As the structure is not listed at present it is not a material planning consideration, however, given that there is some historical significance then this could be recorded and an information board could be provided on the site. This can be conditioned accordingly.

Planning Policies

National Planning Policies:

PPS1 and the Climate Change Supplement, and PPS3.

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, GN9, EP9 and HS4

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

94/00679/OUT Outline application for demolition of reservoir structure and development of the site for housing. Approved March 1995.

04/00880/FUL Installation of 17.8m monopole, 6 antennas, 1 Nortel 3G cabinet, 1 D5 Nokia cabinet and associated equipment. Refused September 2004.

Recommendation: Permit Full Planning Permission Conditions

1. All details in relation to the works for highway safety, as specified in the CBRE CB Richard Ellis Letter dated 22 September 2010, para c) on Neighbour responses, and as specified on plan no. 599007 Rev A shall be carried out prior the occupation of the proposed development.
Reason: In the interests of highway safety and to comply with Policy GN5.
2. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.
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. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the siting, design, external appearance of the building(s), and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.
Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4, of the Adopted Chorley Borough Local Plan Review.
4. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.
Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
5. No development shall take place until :
 - a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – 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 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 and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

6. There shall be no tree felling or vegetation works that may effect nest birds carried out between March and August (inclusive) unless an absence of birds has been confirmed by surveys.

Reason: To ensure the protection of nesting birds and to comply with Policy EP4 of the Chorley Local Plan Review.

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

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

8. 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.

9. Prior to the commencement of development a method statement shall be provided to show how the removal of the trees and any works around the trees is to be carried out. This shall be agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenity of the area and the safeguard the appearance and health of the trees.

10. There shall be no vegetation clearance, site preparation or any other development work carried out until a detailed habitat creation/enhancement scheme and management plan is provided and agreed in writing by the Local Planning Authority. The management plan shall show that 0.1 ha of the acid grassland can be relocated off-site, within the vicinity of the application. The development shall not be occupied until such a scheme has been implemented and thereafter the acid grassland shall be maintained in accordance with the habitat management plan.

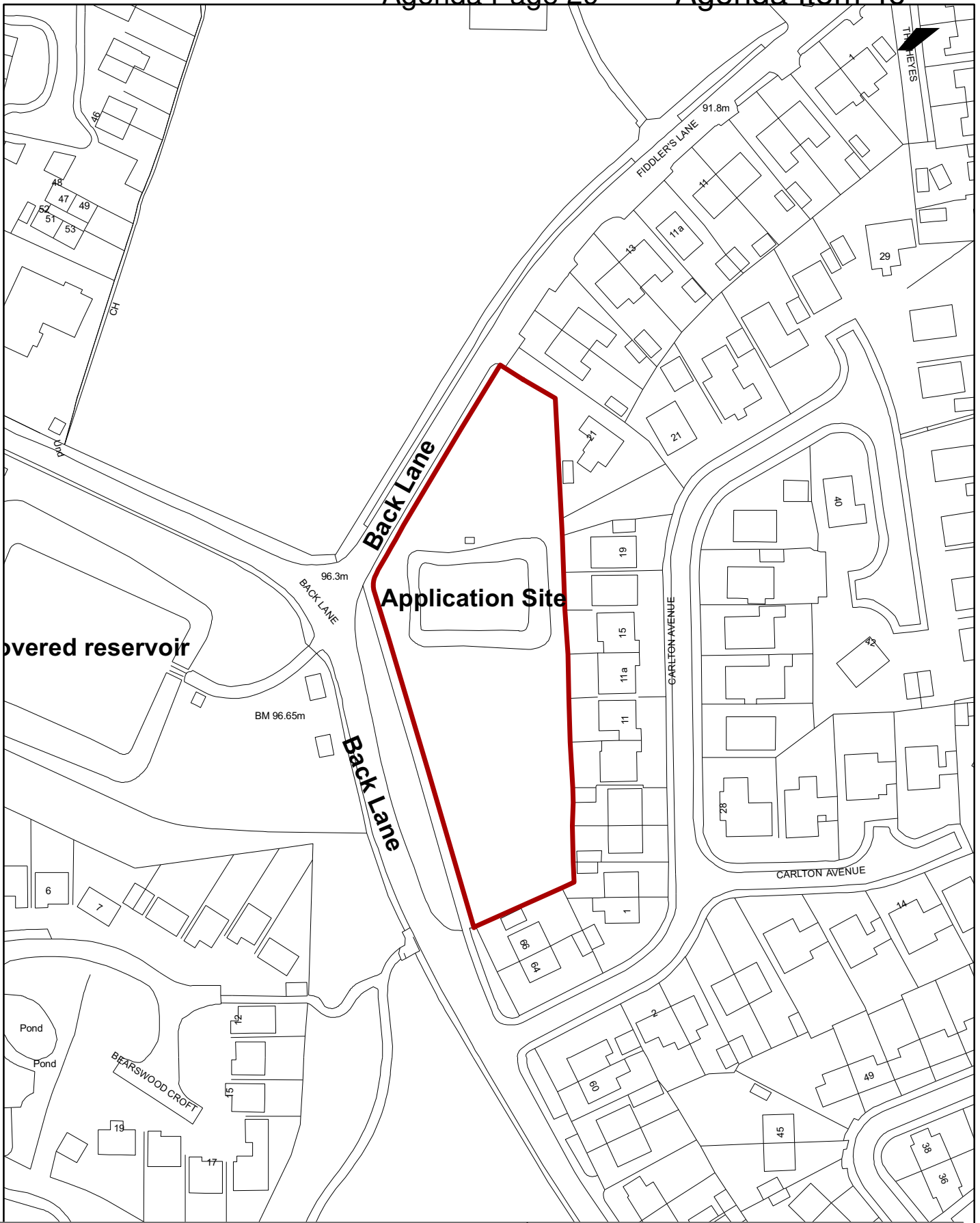
Reason: The ensure that it can be demonstrated that sufficient habitat will be retained and/or re-established to ensure that there is no loss of biodiversity value and to comply with Policy EP4 of the Chorley Local Plan Review.

11. 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.

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

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review and HE12 of PPS5.



Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.

10/00518/OUT

Grid Ref:

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 N: 422607

Scale:

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Item	10/00740/FUL
Case Officer	Liz Beard
Ward	Clayton-le-Woods North
Proposal	Application for 4 No dwellings amendment to previously approved layout (10/00418/FULMAJ)
Location	605 Preston Road Clayton-Le-Woods Chorley PR6 7EB
Applicant	Wainhomes Development

Consultation expiry: 28 September 2010

Application expiry: 28 October 2010

Proposal

1. The application is for 4 no. dwellings, which is an amendment to the previously approved layout (ref. 10/00418/FULMAJ) in September 2010 on land adjacent to 605 Preston Road.
2. The overall site is a flat site covering 0.6 acres. This application relates to a site area of 0.2 acres and is adjacent to 605 Preston Road. The site is contained in the New Towns Masterplan and was highlighted for a phase of office development. However, there is planning permission for 11 houses on this site.
3. The proposal is for a change in house type from Jenner to Baird house type, which is a two storey, three bedroom semi detached property. This scheme shows a replacement of 3 no. two and half storey houses (4 bedrooms) with 4no. two storey houses (3 bedrooms), along the frontage of Preston Road.

Recommendation

4. It is recommended that this application is refused.

Main Issues

5. 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

6. No letters of objection have been received

Consultations

7. The Environment Agency have no comments to make on the application.
8. Lancashire County Council (Highways) have no objection to the proposal.
9. Chorley Council's Conservation Officer (Design) has provided comments, which are discussed in the assessment part of the report under the heading Design and Appearance.

AssessmentPrinciple of Development

10. The principle of development was considered in a previously approved scheme on this site ref.09/00750/FUL, and in the more recent scheme(ref. 10/00418/FULMAJ) which was approved in September 2010. Therefore the principle of residential development is acceptable.
11. This scheme shows a replacement of 3 no. two and half storey houses (4 bedrooms) with 4 no. two storey houses (3 bedrooms). There is also a current application, recently validated, for the change in house type to the remaining houses on the Preston Road frontage. This therefore increases the overall number of houses on the site, which previously had permission for 11 houses to 13 houses. Whilst there is an increase in numbers of dwellings this equates to an increase in two additional bedrooms overall. The density now equates to 52 dwellings per hectare, which was previously 44 dwellings per hectare.

Design and Appearance

12. The 4 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 were originally to be five houses located along the front of the site, along Preston Road, where they were to be four three 2.5 storey houses and one two storey house. They were all detached and four bedroomed properties, and house types that have been used elsewhere in the adjoining scheme.
13. The proposal is to replace three of those houses with two pairs of semi-detached properties. This is the Baird house type, which has not been used in the adjacent scheme, and is therefore a new house type for this development.
14. A key characteristic of the area, that the applicant acknowledges in their design and access statement, is the variety of properties to be found both in terms of scale and use. The previously approved scheme (Ref. 10/00418/FULMAJ) included a degree of variety in the size and height of the proposed buildings. This current application reduces the variety of buildings with the result that the streetscene now appears to be more uniform.
15. There is a significant reduction in amenity space within this scheme, compared to the previously approved scheme. The back gardens, as measured from the plan, are less than 6.0 metres in length. There is also a dominance of vehicles in rear parking bays, which now has eight vehicles parked in close proximity compared with four in the previously approved scheme. This looks cluttered and will not be visually pleasing to any future occupants, especially those that live opposite.
16. The current scheme appears cramped and compromised and the relationship of spaces to buildings and the parking arrangements are considerably less visually pleasing than the previously approved scheme.

Mix and Type of Housing

17. The housing previously approved on the whole of this site was a range of two, three and four bedroom properties, with car parking provided. The housing to be replaced was two and a half storey (4 bedroom) properties and this proposal is for two storey (3 bedroom), whilst it has reduced the number of 4 bedroom properties to be provided, the number of three bedroom properties has increased. The change to the mix of housing is still considered to be appropriate and complies with Planning Policy Guidance (PPG) Note 3 Housing.

Impact on Amenity of Future and Existing Occupiers

18. The houses all comply with the privacy distances as set out within the Council's Design Supplementary Planning Guidance (SPG), however, the garden areas fall well below 10m in length which is the requirement as set out in the SPG. The garden areas provided are just under 6.0 metres in length, when measured on the plan, with car parking provided outside the fencing to the rear. There will not be any harm to the amenity of the existing occupiers or the future occupiers in relation to privacy and therefore the proposal is acceptable in relation to

privacy distances being maintained. However, as explained above there is an issue in relation to the design.

Highways and Parking

19. 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.
20. There is car parking provided by way of driveways, which are located to the rear of the properties. This complies with the appropriate standards. Therefore there are no objections in terms of highway safety and parking.

Overall Conclusion

21. Whilst the principle of residential development is acceptable on this site, it is considered that the changes to the house types on the Preston Road frontage, within this part of the scheme will provide a more cramped appearance and compromise the spaces between the buildings. Also to the rear of the scheme the gardens are less than 6.0 metres in length, which is considerably lower than the suggested minimum length as outlined in the Council's Design Guidance Document. Behind this area there are eight car parking spaces provided which would appear cluttered and not provide a visually pleasing outlook for future occupants. The proposal does not provide a good quality design, which is expected as outlined in PPS1 and PPS3 and therefore the application is recommended for refusal.

Planning Policies

National Planning Policies:

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

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 July 2008.

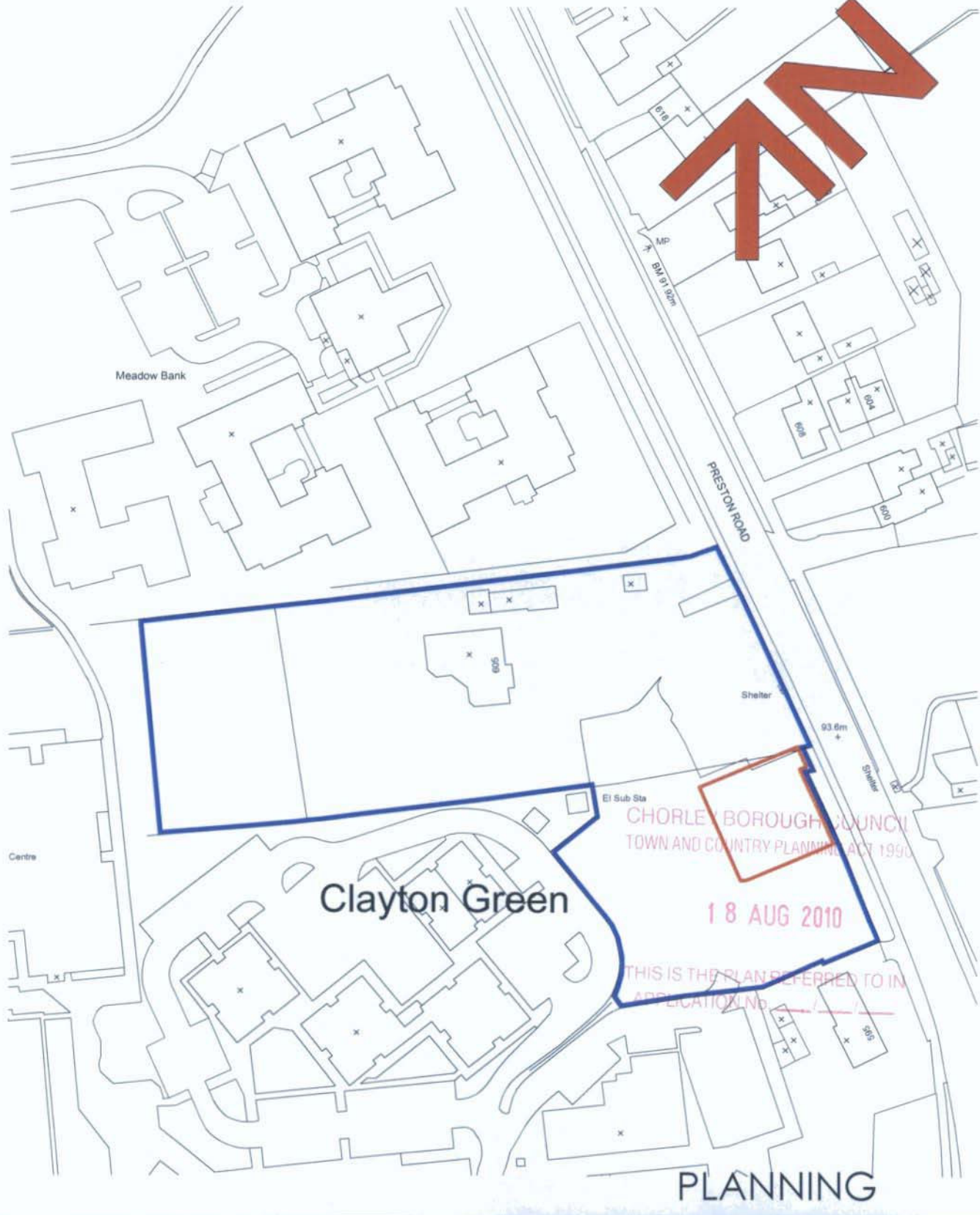
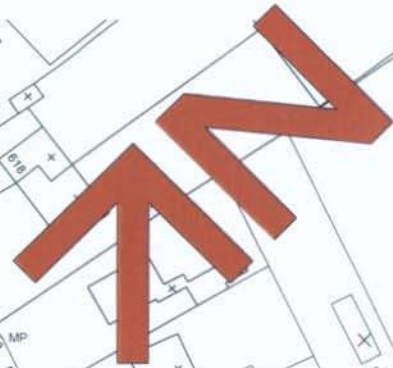
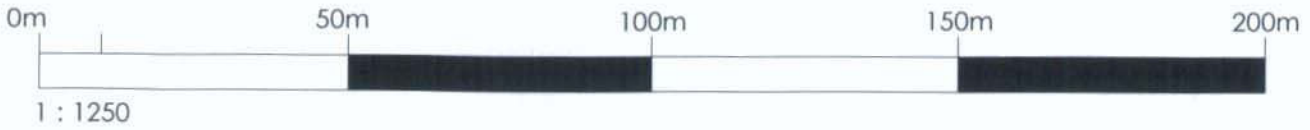
08/00974/DIS Application to discharge conditions relating to 08/00203/FULMAJ. All conditions were discharged October 2008.

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

10/00418/FULMAJ Resubmission 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. Approved September 2010.

Recommendation: Refuse Full Planning Permission**Reasons**

1. The amendment to the previously approved application, showing a change in house type, will provide a more cramped development and compromise the spaces between the buildings on a prominent frontage (Preston Road), than previously shown and as such is contrary to Saved Policy HS4 of the Chorley Local Plan Review, and Planning Policy Guidance 3: Housing.2) The rear garden spaces do not provide a reasonable level of amenity for the future occupants of the dwellings. The gardens sizes shown are 6.0m which is less than the 10.0m minimum requirement as outlined in the Council's Supplementary Planning Guidance and as such is contrary to Saved Policy HS4 of the Chorley Local Plan Review.



Project:
605, Preston Road, Clayton Green, Chorley.

mck associates limited
architecture ■ building surveying ■ project management

Drawing Title:
Edged Red Location Plan

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 Bbp
tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk

Drawn: MCK	Checked:	Scale: 1:1250 @ A4	Date: 29/03/2010	Job No: 07-123	Drawing No: OS-001	Rev:
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Item	10/00768/FUL
Case Officer	Mr David Stirzaker
Ward	Chorley North West
Proposal	Proposed fencing above existing wall and retention of gate and gate posts (resubmission of 10/00213/FUL)
Location	77 Preston Road Chorley Lancashire PR6 7AX
Applicant	Mr Tony Livsey

Consultation expiry: 7 October 2010

Application expiry: 28 October 2010

Proposal

1. This application seeks planning permission for the erection of timber fencing on top of an existing 1m high brick wall, the retention of gate posts and the retention of timber gates based on a reduction in their height. The application is being reported to Development Control Committee as there is an Enforcement Notice on the site which Members will recall authorising in 2009. The Enforcement Notice was issued following the construction of a wall with fencing on top across the site frontage which is in the Green Belt. The Enforcement Notice requires the structure to be reduced to 1m in height thus resulting in the wall thereafter constituting permitted development.
2. The site is located on the A6 next to the Hartwood Public House and roundabout junction. The property is a large detached dwelling house. There is currently a brick wall with timber fence above along the boundary with the A6 to the frontage of a portion of open land within the applicant's ownership. The wall includes brick pillars although the proposed plans show these removed. Planning permission (Ref No. 08/00027/FUL) has already been granted for the erection of a section of wall with railings above it to the left hand side of the site of the wall to which this application relates and this is to the frontage of the applicant's residential curtilage. It should be noted that a wall erected up to 1m in height does not require planning permission.
3. In 2006, planning permission (Ref No. 06/01109/FUL) was refused for the erection of a wall with railings above. A subsequent planning appeal was dismissed in 2007. In 2008, an amended planning application was submitted to the Council and planning permission was granted for the erection of a 1m high wall with decorative railings above inset between brick pillars. This development has been carried out and as stated is only to the frontage of the applicants garden curtilage. Earlier this year, a further application (Ref No. 10/00213/FUL) was submitted for a wall and fencing to the frontage of the land which is in the Green Belt to the north of the garden curtilage. This proposed fencing extending to a height of 2m above ground level. This application was refused planning permission primarily due to the height of the fencing.

Recommendation

4. It is recommended that the application be permitted.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of development;
 - Design & appearance;
 - Impact on the character & appearance of the locality;
 - The amenities of neighbours;
 - Other matters.

Representations

- To date, no representations have been received from local residents. Any comments received will be reported in the Addendum.

Consultations

6. LCC (Highways) do not raise any objections to the application.

AssessmentPrinciple of development

7. The part of the site to which this application relates is in the Green Belt whereas the part of the site where the wall and railings has been permitted (08/00027/FUL) is in the main Chorley settlement area just outside of the Green Belt. As the wall and fence replaces an existing boundary fence, the provision of a wall is not considered to be inappropriate development 'in principle'. The main determining issue in the context of both the Green Belt and the planning merits of the case is the impact upon the visual amenities of the locality as addressed in the following sections of this report.

Design & Appearance

8. The development has been partly carried out in that a 1m high brick wall has already been erected to the boundary. The elements of the wall above 1m in height require planning permission and this includes gates, gate posts, brick pillars and timber fencing. All of these elements would be reduced in height and the brick pillars are proposed to be removed to leave a 1m high run of brick wall. The fencing above the wall would extend to 1.7m above ground level and there are small gaps between the timber boards making up the fence that result in it having a semi solid appearance. This helps to soften the appearance of the fence. At the reduced height of 1.7m, it is now considered that the fence is of an acceptable design as are the reduced gate posts and gates.

Impact on the character and appearance of the locality

9. There are a variety of boundary treatments to the properties along Preston Road within the vicinity of the application site. The predominant impression is of simple enclosures of varying heights with some soft landscape features such as trees and shrubs. The wall and fence does replace a previous timber fence so the principle of some form of enclosure is considered to be acceptable. The previous application related to a fence extending to a height of 2m above ground level with 2.1m gate posts and 2m high gates. This was considered to be unacceptable in that it represented an urbanizing feature in the locality due to its overall height.
10. At a reduced height of 1.7m above ground level and utilising a design with gaps between the timber boards making up the fence, the fence would not create the same urbanising effect and would now be subservient to the wall on which it is mounted. At 1.7m high, the top of the fence is roughly at eye level rather than above it so would not create the same sense of enclosure that a 2m high fence would. The reduced gate posts at 1.95m high and gates at 1.85m high are in proportion with the fencing so it is now considered that the development is of an acceptable design and scale and will not have a detrimental impact on the character and appearance of the locality.

The amenities of neighbours

11. The fencing, gate posts and gates are of sufficient distance from the nearest residential properties so as not to have a harmful impact on the amenities which the occupiers of the nearest properties to the site could reasonably expect to enjoy hence on this basis, there are no objections to the reduced height fencing above the wall.

Other matters

12. As part of the development has already been carried out, a timescale for removing the sections of fencing and reducing the gate posts and gates is considered to be necessary. A time limit of 3 months is considered to be reasonable. This gives the applicant sufficient time to carry out the works and with regards to erecting fencing above the wall to a height of 1.7m, this is not the subject of a time limit as removal of the sections of fencing would reduce the wall height to 1m which results in it

constituting permitted development.

Overall Conclusion

13. Taking into account all of the above, it is recommended that planning permission be granted for the fencing on the wall, retention of the gate posts and retention of the gates, subject to the gate posts and gates being reduced in height in accordance with the approved plan.

Planning Policies

14. National Planning Policies:
PPS1, PPG2
15. Adopted Chorley Borough Local Plan Review
Policies: GN1 / GN5
16. Supplementary Planning Guidance Documents
Design Guidance

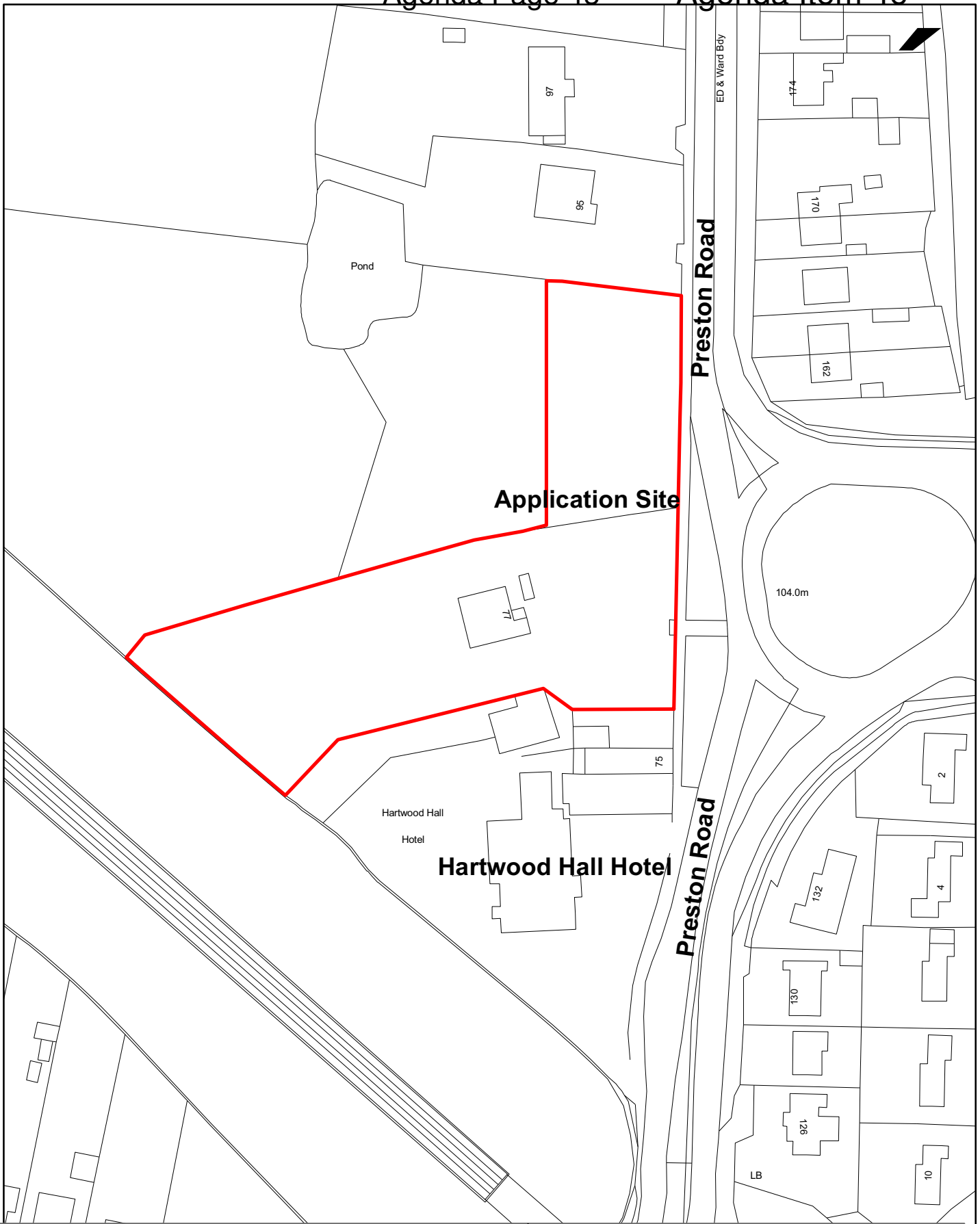
Planning History

17. The site has been the subject of the following planning applications: -
- 06/01109/FUL - Proposed boundary wall to the front – Refused
 - 08/00027/FUL - Erection of boundary wall and railings (resubmission of application 06/01109/FUL) – Permitted
 - 10/00213/FUL - Amended plans for fencing above existing wall and retrospective plans for retention of gate and gate posts (original application No 08/00027/FUL) – Refused

Recommendation: Permit Full Planning Permission Conditions

1. The approved plans are:
- | Plan Ref. | Received On: | Title: |
|-----------------|------------------|------------------------|
| TL.01 | 2 September 2010 | Location Plan |
| UY/45/87/73300D | 2 September 2010 | Proposed Boundary Wall |
- Reason: To define the permission and in the interests of the proper development of the site.*
2. The fence hereby permitted shall only be positioned in the centre of the wall and retained as such at all times thereafter.
Reasons: For the avoidance of doubt, to ensure the fence is not positioned flush with the front of the wall and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.
3. Within 3 months of the date of the permission hereby granted, the existing brick pillars, gate posts and gates shall have been reduced in height in strict accordance with the approved plan date stamped 2 September 2010 and the wall made good and retained as such at all times thereafter.
Reasons: To define the permission, in the interests of the visual amenities of the locality and in accordance with Policy Nos. DC1 and GN5 of the Chorley Borough Local Plan Review.

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Lesley - Ann Fenton
Director of Partnerships, Planning and Policy

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Application No.
 10/00768/FUL

Grid Ref:
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 N: 419289

Scale:
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Item	10/00770/FUL
Case Officer	Mr Matthew Birkinshaw
Ward	
Proposal	Erection of five 3-bedroom houses and four 2-bedroom apartments and associated works
Location	Land Bounded By Park Road And 1 Acresfield Adlington
Applicant	Adactus Housing
Consultation expiry:	5 November 2010
Application expiry:	3 November 2010

Proposal

1. The application seeks full planning permission for the erection of five 3-bedroom houses and four 2-bedroom apartments on land bounded by Acresfield and Park Road, Adlington, Chorley. Each property will be let through the registered social landlord and applicant 'Adactus Housing Association' ('Adactus') to provide affordable family housing.

Recommendation

2. It is recommended that this application is granted full planning permission subject to conditions and the applicant entering into a Section 106 legal agreement.

Site Description

3. The application site comprises a vacant parcel of land bounded by the rear of properties on Acresfield and Park Road, Adlington. This back land site is designated by the Local Plan as recreational open space.
4. The site is bounded on all sides by two storey post-war semi-detached housing forming a triangular plot. Although designated as dedicated open space the site has no formal play equipment and consists of grass land mown on average twice a year.
5. Access to the site is taken between two properties on Acresfield to the south. There is also another smaller pedestrian route leading from the site out onto Park Road to the north.

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - *The Principle of Development and Loss of Open Space;*
 - *Appearance, Layout, and Scale;*
 - *Access and Parking;*
 - *Impact on Neighbour Amenities; and*
 - *Other Planning Considerations.*

History

7. There is no planning history relating to the application site.

Representations

8. 9 individual letters of objection have been received and a petition signed by 239 local residents. The grounds of objection can be summarised as follows:
 - The proposal would lead to increased traffic, detrimental to the safety of young children using Park Road;
 - The increased traffic would lead to congestion along Acresfield;
 - The application site is designated as open space and used by the local community for

recreational purposes;

- Drainage is currently an issue, which will only be worsened by the proposal;
- The site contains wildlife which would be affected by the proposals;
- The design and layout would have a detrimental impact on residential amenity for neighbouring properties;
- Properties along Acresfield enjoy access to the rear of their properties from the application site which would be removed by the proposals;
- Younger children would have further to travel to access play spaces and would need to be accompanied by adults;
- The proposal would constitute overdevelopment of the site; and
- There is already an over-subscription of local services without additional pressures caused by the proposal.

9. Adlington Town Council have objected to the proposal, with concerns over the access to the application site, congestion along Acresfield as a result of the development, the principle of redeveloping designated open space, and impact on drainage.

Consultations

10. Lancashire County Council (LCC) (Highways) – No objection. The applicant has worked closely with LCC at the pre-application stage to design a scheme which complies with guidance contained in the 'Manual for Streets'.
11. LCC do not consider traffic increase or congestion to be a serious issue if this development of nine affordable houses goes ahead. There will be a total of 18 newly created car parking spaces made available directly adjacent to the houses equating to 2 car spaces per household.
12. Given the local amenities and public transport facilities available in Adlington all of these spaces may not be needed. On this basis, LCC believe there should be no demand for extra car parking on neighbouring roads caused by the new development.
13. Lancashire County Council (Ecology) – No objection. From the information held by Lancashire County Council the site appears to compromise improved grassland only, and is isolated from wildlife habitats by existing housing and roads in a built up area. It is therefore unlikely that the site supports any significant biodiversity value.
14. Hedgerows around existing gardens may be suitable to support nesting birds, and it will therefore be important to ensure that construction is sensitive to the possible presence of nesting birds. This can be controlled through use of an appropriately worded planning condition requiring a method statement for approval and subsequent implementation. The method statement should provide details of measures that will be put in place to protect existing hedgerows and associated wildlife during construction.
15. The development proposal may actually improve wildlife on the site through tree and shrub planting (something which is currently lacking). Consideration should therefore be given to augmenting the existing boundary hedges on the development side of the boundary. Again, details of boundary treatments can be controlled through use of a planning condition.
16. Chorley Borough Council Environmental Protection Officer - No objection. The proposal includes private bin storage areas and not communal arrangements which would lead to potential environmental health/amenity issues.
17. Chorley Borough Council Parks and Public Open Space Officer – No objection subject to financial contribution to local play areas. The local community is well served by two formal play areas, both of which are within easy walking distance. There are also playing fields and other small pockets of public open space (POS) to be found within the various estates. Notwithstanding this a financial contribution would be necessary to secure improvements to equipped play space provision at neighbouring parks to the benefit of the local community.
18. Chorley Borough Council Affordable Housing Officer – No objection. The Strategic Housing

Department are fully supportive of the proposed scheme. The proposed mix of 5 x 3-bedroom houses and 4 x 2-bedroom apartments are reflective of the indicated housing need for this area as defined by the 2009 Central Lancashire Strategic Housing Market Assessment.

19. The Council will secure nomination rights for the properties, 100% for first lets and 50% thereafter. An initial agreement has been made for the application of a Local Lettings Policy to be applied to this scheme, the detail of which will be finalised and reflected in Section 106 Legal Agreement.
20. Chorley Borough Council Policy Advice – No objection. Local Plan Policy LT14 only permits the redevelopment of areas of open space where it can be demonstrated that the retention of the site is not needed for a current or future recreational demand, an equivalent facility is provided at a convenient location to serve the catchment, and there is a clear excess of this type of facility.
21. In relation to the last point Policy HS21 and it's associated Interim Planning Guidance set a standard of 0.45ha of casual/informal open space per 1,000 population. A recent study indicated that the local ward had a standard of 0.54ha per 1,000. Even with the increase in population and loss of open space the amount of casual/informal open space would be more than the required local standards.
22. However, Policy HS21 also requires provision for equipped areas of play. At present the amount of equipped areas of play are less than the minimum standards. Given the site is too small for onsite play equipment the applicant will be required to contribute towards such provision in the form of a commuted sum to comply with the IPG for new Equipped Play Areas.
23. Chorley Borough Council Design Advice – No objection subject to condition. The Council's design advisor has suggested the scheme could be improved by progressing designs for the parking areas by using more landscaping and tree planting. The dwellings proposed could also appear more contemporary if the right materials are chosen. This can be controlled through the use of an appropriately worded planning condition.
24. United Utilities – No objection subject to conditions. This includes ensuring the site is drained on separate systems, and restricting surface water so as not to discharge into a foul/combined sewer. Separate metered supplies will also be required at the expense of the applicant.
25. Police Architectural Liaison Officer (ALO) – No objection subject to condition. Chorley's ALO has advised the applicants on the design at the pre-application stage which is reflected in the submitted scheme. A condition is requested to control the boundary treatments ensuring access to the rear of Plots 1 and 2 is restricted from Park Road.
26. Chorley's Waste & Contaminated Land Officer – No objection subject condition. A Phase 1 desk-study report has been submitted with the application. The Waste & Contaminated Land Officer is satisfied with the contents of this report. Both make recommendations for further intrusive works that will include an appraisal of the site to determine the status of contamination, and to make an assessment of whether any remedial works are required in order to make the sites suitable for the proposed housing. This can be controlled and enforced through the use of planning condition.
27. Central Lancashire Primary Care Trust – No objection. The Central Lancashire Primary Care Trust (PCT) have advised that one of the GP practices in Adlington feels unable to accept any additional patients at the present time and the other has only limited capacity. However the PCT are working with GP's in Adlington and have secured resources for implementing improvements to capacity. The scale of development proposed as part of this application is not considered to be sufficient to have a further detrimental impact on the availability of services or be of a scale to warrant any financial contribution as a direct result of the proposal.

Assessment**Principle of Development and Loss of Open Space**

28. The application seeks permission for new residential development within the Adlington settlement boundary. The proposal for new family housing is considered acceptable in this location which is characterised and surrounded by predominantly family housing, subject to meeting other policy criteria of the Local Plan.
29. The application site is designated as recreational open space under Local Plan Policy LT14. Development which involves the loss of open space is only permitted where it will not have a detrimental impact on nature conservation value and all of the following criteria can be met:
- 1) The retention of the site is not required to satisfy a current or future recreational need;
 - 2) There is a clear excess of this type of facility in the area; and
 - 3) The site has no special significance in the interests of sport.
30. In terms of nature conservation value advice from the County Council Ecologist confirms that the site comprises grassland only, and is isolated from any defined wildlife habitat by housing and roads in an urban area. The grass is mown on average twice a year and the boundaries around the site are predominantly fencing rather than hedgerows that might support any biodiversity. It is therefore unlikely that the site has any nature conservation value.
31. Turning to the three criteria of Policy LT14, the first permits development where the site is not required to satisfy a current or future recreational need. Several local residents have objected to the proposal citing use of the application site for informal recreation, especially for small children.
32. In establishing the need for the site the applicants have provided a detailed Assessment of Open Space. Advice from the Council's Parks and Open Space Officer concurs with this assessment and concludes that the local community is well served by two formal play areas, both of which are within easy walking distance. There are also playing fields and other small pockets of public open space found within the various estates. Given the proximity and availability of other sites within easy walking distance the retention of this site is not required to satisfy a current or future recreational need. Indeed, the Parks and Open Space Officer has recommended that a financial contribution is sought to improve open space in the local area. This contribution can be spent to improve facilities within close proximity to the site, benefitting younger children and satisfying any future need.
33. The second criterion permits development where there is a clear excess of open space in the area. In determining an appropriate amount of open space for an area Local Plan HS21 and its associated Planning Guidance document set a standard of 0.45 hectares of casual/informal open space per 1,000 population. A recent study of open space in the Borough identified that the Adlington and Anderton ward had 0.54 hectares of casual/informal open space per 1,000 population which is in excess of the required standard. Even with the loss of the open space subject to this application and the extra population generated by the development, the standard of casual/informal open space in the study area would still be in surplus of the required standard.
34. The third test of Policy LT14 considers the value of the site with regard to its significance to sport. As a triangular back land site mown on average twice a year the site holds no special significance in the interests of sport. No evidence has been presented by objectors to the scheme to suggest the site holds any sporting value or is used by any local sports teams for scheduled sports events.
35. National Guidance in PPG17 recognises that whilst the recreational quality of open space can be lost by development, in considering planning applications Local Authorities should weigh any benefits being offered to the community against the loss of open space that will occur. On balance it is considered the proposal meets the tests of Policy LT14 and is considered acceptable in principle. The use of the site by young children residing in the immediate area

has been considered in the planning balance, however with the amount of play space within easy walking distance, and the upgrades to them the development will bring about it is not considered that retention of the site is needed to satisfy local informal need.

Appearance, Layout, and Scale

36. Local Plan Policy HS4 permits new residential development provided that it, amongst other things, would respect the character of the surrounding area in terms of appearance, layout and scale.
37. The application site is a triangular back land parcel of land measuring 0.27 hectares. The topography of the site is relatively flat with existing access taken between two properties off Acresfield. Properties along Acresfield and Park Road are traditional two-storey semi-detached houses, with older terraced stock also found along Park Road towards Adlington town centre.
38. Submitted with the application is a Design and Access Statement which contains a detailed analysis of the immediate context to demonstrate how this has informed the appearance of the housing proposed. The design follows the surrounding context and proposes traditional two storey semi-detached housing with parking to the front and private gardens to the rear.
39. The apartments also follow the same design principles, appearing as a two storey semi-detached property with one apartment at ground floor and one above, repeated on the other side. The principle of incorporating 2-bedroom apartments into the scheme is based on an identified need for this type of housing as confirmed by the Council's Affordable Housing Officer and reflective of the 2009 Central Lancashire Strategic Housing Market Assessment. The Council's Urban Design Officer has reviewed the design and confirmed that subject to materials being agreed a contemporary and modern appearance can be achieved which would be acceptable for the site.
40. In terms of layout the irregular nature of the site determines the siting of each house, as do the design principles in securing car parking to the front and private gardens to the rear. The layout of the scheme has evolved throughout the pre-application process in discussion with Planning Officers, the Police Architectural Liaison Officer, and County Council Highways. This has resulted in an efficient use of the site which allows for the appropriate level of car parking provision and private amenity space consistent with the character of the area and Council guidelines for new residential development.
41. Each property will incorporate space for the storage of three wheeled bins for household and recyclable waste and space for parking two cycles. Specific details on access and layout around each property have been confirmed as acceptable by the Police Architectural Liaison Officer.
42. With a total of nine properties the density of the proposal will be 33 dwellings per hectare. Whilst PPS3 no longer sets a minimum target this density of development is considered acceptable and consistent with the area without representing over development of the site.
43. In summary, the appearance, scale and layout have all followed the design principles of the surrounding properties on Acresfield and Park Road. The design of the two-storey semi-detached properties with parking to the front and private gardens to the rear follows the character of this part of Adlington and complies with Local Plan Policy HS4. An appropriate choice of materials will ensure a modern and contemporary appearance.

Access and Parking

44. Local Plan Policy HS4 and TR4 require proposals for new development to achieve adequate and safe access and the provision of appropriate levels of off-street parking.
45. Throughout the pre-application stage the applicants have worked closely with LCC Highways to design a scheme which complies with national standards set out in the Manual for Streets guidance. The submitted design reflects this and Highways have raised no objections. The 18

off-street parking spaces proposed provides sufficient space for the likely parking demand and will not lead to any cars parking on Park Road to the detriment of residential amenity.

46. Several objectors to the scheme have raised issues over congestion as a result of increased car traffic, especially along Acresfield and Park Road. However, LCC do not consider traffic increase or congestion to be a serious issue if this development of nine affordable houses goes ahead. There will be a total of 18 newly created car parking spaces made available directly adjacent to the houses equating to 2 car spaces per household.
47. Given the local amenities and public transport facilities available in Adlington all of these spaces may not be needed. On this basis, LCC believe there should be no demand for extra car parking on neighbouring roads caused by the new development.

Impact on Neighbour Amenity

48. The petition signed by local residents raised concerns over a potential loss of privacy and light, especially along Park Road and Acresfield which back directly onto the site. Local Plan Policy HS4 restricts development that would fail to provide reasonable privacy and amenity.
49. In terms of assessing the proposal for compliance with Policy HS4 the Council guidelines in the adopted Design Guidance SPG states that:
- Blanks walls to new two-storey houses should be a minimum of 12 metres from any neighbouring habitable room windows;
 - Windows to habitable rooms at first floor level should be a minimum of 21 metres from neighbouring properties, and
 - Windows to habitable rooms at first floor level which overlook neighbouring garden areas should be a minimum of 10 metres from the boundaries they face.
50. Dealing with each criterion in turn, the side elevations of Plot 1 to the eastern boundary, and Plot 8/9 to the southern boundary are the nearest blank walls to any neighbouring property. Given the generous rear gardens of properties along Acresfield the side elevation of Plot 1 will be 15.2m from the nearest neighbouring habitable room window and 15.8m from Plot 8/9. This complies with the Council guidelines for new residential development and will not have a detrimental impact on amenity.
51. Rear facing first floor bedroom windows of all the proposed new houses would be a minimum of 21m from any neighbouring property on either Park Road or Acresfield. The only exception to this is Plot 6/7 which would be 20.4m. However, this only falls 600mm short of the required guidelines and is not considered sufficient to warrant refusal of this application.
52. Finally, the proposed layout plan includes measurements demonstrating that a minimum distance of 10m can be achieved from all first floor habitable room windows to the boundaries they face.
53. The proposal complies with the guidelines for new housing development set out in the adopted Design Guidance SPG. Therefore in terms of layout the proposal will not give rise to any detrimental impact on residential amenity as a result of overlooking, or overbearing development adjacent to private amenity areas in accordance with Policy HS4.

Other Planning Considerations

Delivery of Affordable Housing

54. The 2007 Sustainable Community Strategy for Chorley identifies the lack of affordable housing in the Borough as a priority to address, with the waiting list for social rented accommodation having almost doubled in recent years to almost 4,000 applicants. The Chorley Corporate Strategy for 2009/10 – 2010/11 also identifies a clear need for affordable housing to meet long term objectives.
55. The proposal will make a direct contribution to these strategies and deliver affordable housing

where there is a clearly defined need. The type and tenure of properties proposed also meets a defined need for family housing and smaller 2-bedroom properties for the rented market. The Section 106 agreement will ensure new family housing is made available for local people under the agreed local lettings policy. The delivery of additional affordable housing and contribution this makes to the objectives and vision of the Council is therefore a material consideration in the determination of this application.

Impact on Local Services

56. The petition referred to above also raised concerns that the erection of nine family houses would also have a detrimental impact on local services which are already over subscribed and over-stretched. In response to this advice was sought from the Central Lancashire NHS who have confirmed that whilst general practitioner services in Adlington are near to capacity additional funding has been secured to expand existing services. The scale of development proposed as part of this application is not considered to be sufficient to have a further detrimental impact on the availability of services or be of a scale to warrant any financial contribution as a direct result of the proposal.

Sustainability

57. Policy SR1 of the Sustainable Resources DPD requires all new dwellings to achieve Code for Sustainable Homes (CSH) Level 3, and secure at least 15% of energy from renewable sources. All development should comply with this unless the applicant can demonstrate through open book accounting that an individual site's circumstances are such that development would become unfeasible or unviable.

58. Whilst the proposal has been designed to meet CSH Level 3 at this stage no renewable energy technologies are proposed. The applicant has confirmed that until the final design stage it is not possible to determine the full financial viability of such technologies. It is therefore recommended that a condition is imposed requiring evidence to be submitted prior to work starting on site demonstrating that the site's circumstances are such that renewable technologies would be unfeasible and unviable in accordance with Policy SR1.

Waste Collection and Storage

59. The Waste Management Officer has no objection to the proposal in terms of waste collection and storage of bins. There are no large communal bin stores which would have an impact on residential amenity and the number of bins provided will promote household recycling.

Drainage

60. Local objectors to the scheme have raised concerns over drainage, commenting that the proposal will exacerbate current drainage problems experienced in surrounding properties. United Utilities have reviewed the drawings and raised no objection subject to conditions which address drainage issues.

61. In accordance with national guidance set out in PPS25 Development and Flood Risk surface water will not be allowed to discharge into any combined/foul sewer which will prevent flooding and associated pollution. Full details will be required prior to development starting on site to ensure the appropriate controls are in place. If it is the intention of the applicant to discharge surface water (often the cause of localised drainage problems) then United Utilities will require the flow to be attenuated to a maximum discharge rate, preventing any potential problems arising from periods of heavy rain. Any water attenuation measures will need to be submitted and approved in writing by the Local Authority prior to any work starting on site.

62. Subject to these controls the proposal will have adequate foul and surface water drainage arrangements in accordance with Local Plan Policy HS6 and PPS25.

Section 106 Contributions

63. Since 6 April 2010 planning obligations have had to comply with the Community Infrastructure Levy (CIL) and in doing so be;

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and

- Fairly and reasonably related to scale and kind to the development.

64. Whilst the applicant has previously sought to remove financial contributions on the grounds of viability for affordable housing schemes, in this instance it is considered necessary to seek a commuted sum towards the improvement of local areas of open space. Improving play space within the local area will ensure the future needs of residents are met given no communal open space can be achieved on site. The sum would be directly related to the development and the level requested based on the Council's Guidelines for New Equipped Play Areas.

65. As part of the Section 106 agreement the Council will also secure nomination rights and a 'Local Lettings Policy' to be applied, ensuring that the affordable housing proposed would be made available to local residents.

Other Matters

66. At present the application site benefits from access onto Acresfield, and a smaller access to the rear of properties onto Park Road. The access onto Acresfield will form the primary access for the development, although the proposed layout plan shows the smaller access out onto Park Road to remain.

67. On the advice of the Council's ALO it is recommended that that this smaller access is closed off, with the possibility of extending the rear gardens of Plots 1 and 2 to create a natural boundary. A condition is therefore proposed requiring details how this route will be closed off to be submitted to and agreed with the Local Authority prior to any work starting on site.

Planning Policies

National Planning Policies:

PPS1, PPS3, PG17, PPS25

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, LT14, TR4, HS4, HS6, HS21

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

There is no planning history relevant to the application site.

Overall Conclusion

68. Although the application site appears to be used informally and infrequently by children in the immediate vicinity there are several dedicated play spaces within easy walking distance of the site. The upgrades to these areas brought about by the development to the benefit of the local community and their proximity ensure there is adequate local provision to satisfy demand and the tests of Policy LT14 have been met. The improvements to local play spaces will be of benefit to the local community, as will the provision of affordable family housing. On balance, and taking into account other considerations in the planning balance in accordance with national guidance in PPG17 the principle of development is considered to be acceptable.

69. The design of the scheme is based on providing new affordable family housing meeting an identified need whilst following the characteristics of surrounding housing. The proposal meets the design standards for new residential development ensuring that there will be no issues of

impact on residential amenity.

70. The scheme also includes 18 off-street car parking spaces which is considered to be sufficient for the parking demand as a result of the development. This ensures the scheme will not lead to increased parking pressures or congestion on Acresfield. Other matters raised by objectors, namely drainage have been demonstrated as acceptable subject to appropriate controls.
71. The proposal is therefore considered acceptable and will bring about the delivery of much needed new affordable family housing. It is recommended that planning permission is granted subject to conditions and the applicant entering into a legal agreement.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.
4. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
5. Unless it can be demonstrated through open book accounting that the requirements of Policy SR1 would make the development unviable:
 1. No phase or sub-phase of the development shall commence until a Design Stage assessment and related certification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the proposed development will be constructed to achieve the relevant Code for Sustainable Homes level. All dwellings commenced after 1 January 2010 will be required to meet Code Level 3, all dwellings commenced after 1 January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1 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 15% (increasing to 20% from 2015). To demonstrate that this has been 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.

2. No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a final Code Certificate has been issued certifying that the required Code Level and 2 credits under Issue Ene7 has been achieved and the certificate has been submitted to and approved 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 Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS8 of the Adopted Chorley Borough Local Plan Review.

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

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

8. 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 of the Adopted Chorley Borough Local Plan Review and PPS25

9. Due to the size of development and 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 the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and of 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 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 Policy E16 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. 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.

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 Adopted 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 Adopted Chorley Borough Local Plan Review.

14. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide details illustrating how the access to the rear of Plots 1 and 2 will be restricted from Park Road. The approved details shall be retained thereafter at all times unless otherwise agreed in writing by the Local Authority.

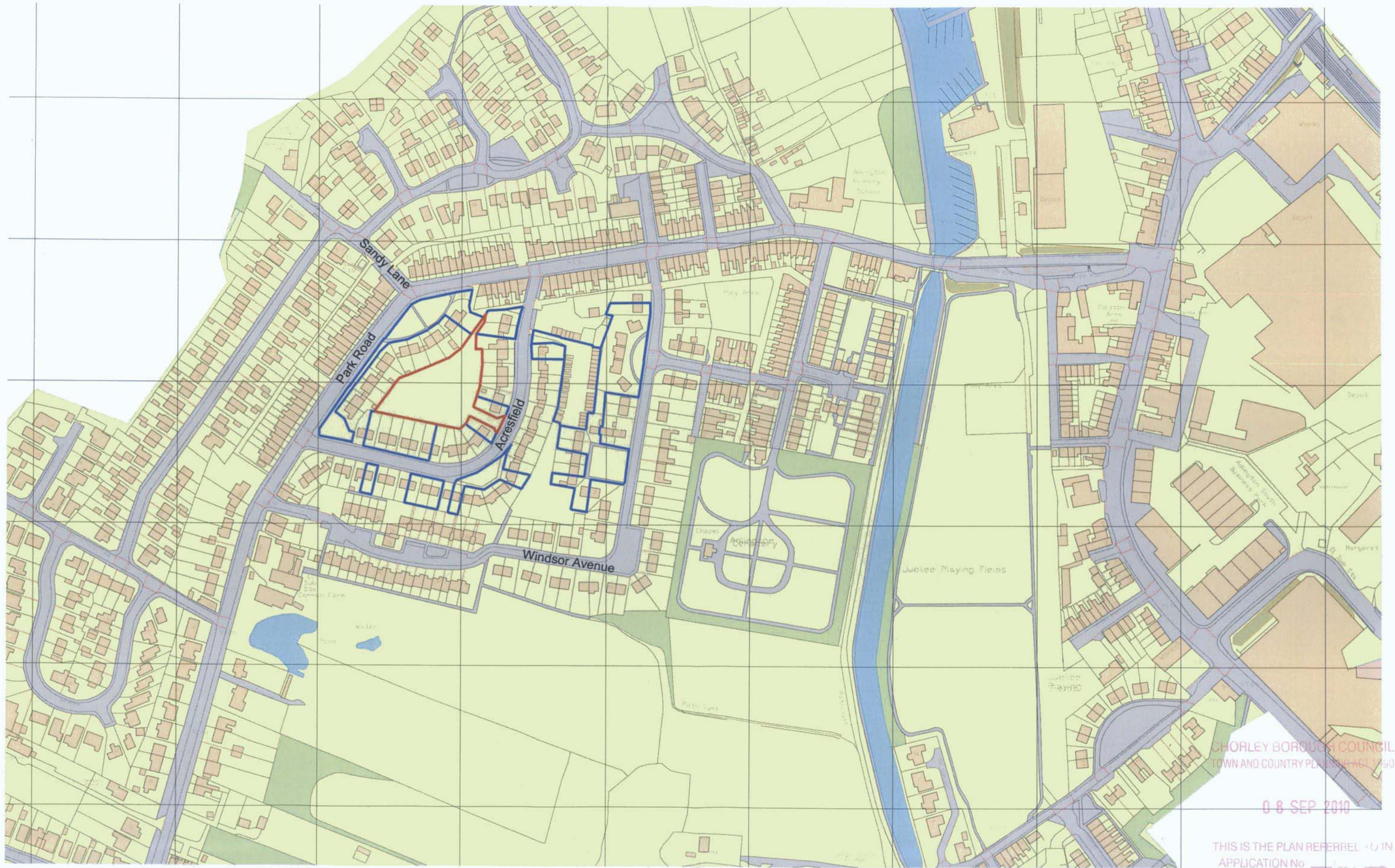
Reason: In the interests of the amenity of future residents and in the prevention of crime in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

15. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
P1088	8 September 2010	Location Plan
P1088 01a	8 September 2010	Existing Site Plan
P1088 08	30 August 2010	Proposed Site Plan
P1088 14	30 August 2010	Unit A1 Floor Plans/Elevations
P1088 15	30 August 2010	Unit B1 Floor Plans/Elevations
P1088 18	30 August 2010	Unit A2 Floor Plans/Elevations
P1088 12c	30 August 2010	Swept Path Analysis
P1088 10	30 August 2010	Site Sections/Elevations
P1088 L01	30 August 2010	Planting Strategy

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

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CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

08 SEP 2010

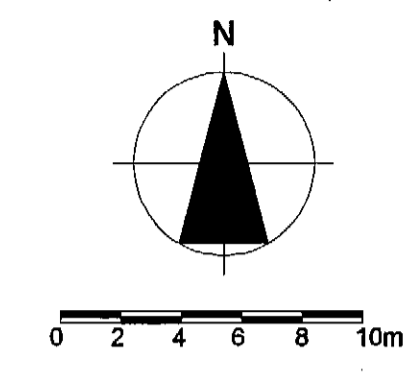
THIS IS THE PLAN REFERRED TO IN
APPLICATION No. _____

Location Plan @ 1:2500
P1088 Acresfiled Adlington
17.06.10



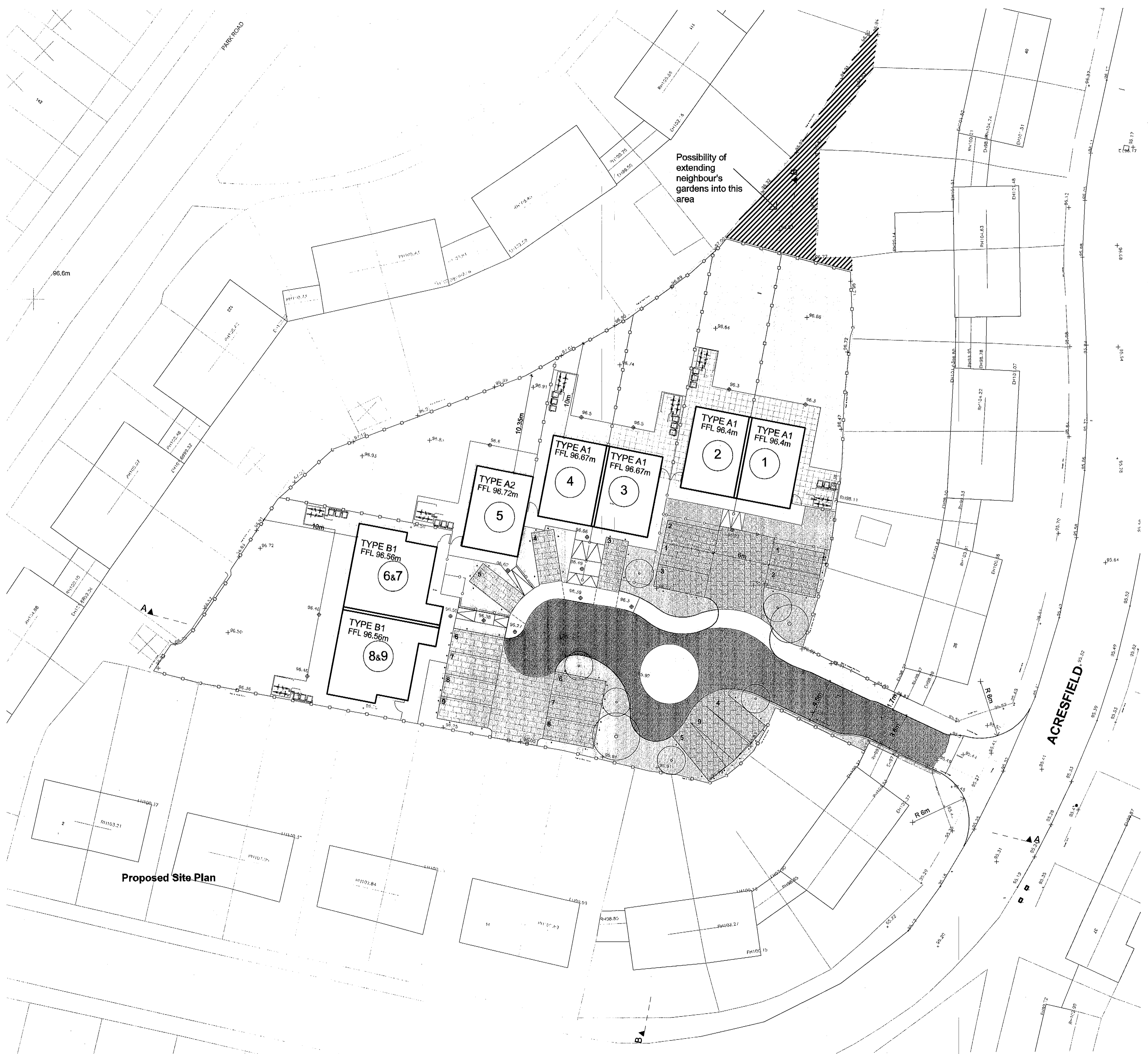
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General Notes:
 Do not scale off this drawing. Do not rely on this drawing for purposes other than that stated in the title block Status.
 Read this drawing with all other project related architects drawn and specified information including risk assessments.
 Constructors must be familiar with the client's building asbestos register ahead of facilitating any site work contained on this drawing.



- Key**
- New close boarded timber fence 1.8m high
 - Proposed trees
 - Existing level
 - Proposed level
 - Ornate metal fence 900mm high

Unit Type A1 - 3 Bed 5 Person house with bay window.
 Unit Type B1 - Apartment block with 2No 2 Bed 3 Person apartments.



Proposed Site Plan

CHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY PLANNING ACT 1990
 30 AUG 2010
 THIS IS THE PLAN REFERRED TO IN
 APPLICATION No. 2/119

Halsall Lloyd Partnership
 ARCHITECTS & DESIGNERS
 Liverpool 0151 708 8944 Nottingham 0115 989 7969 Newcastle 0191 495 0055 Preston 01772 719 996

Client: **Adactus**
 Dwg. Title: **Proposed Site Plan**

Job: **Acresfield, Adlington**
 Dwg. Status: **PLANNING** Dwn. Chk. **KM SG**

Job No. **P1088 08** Rev. **0** Scale **1:200** Date **29/07/10**

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Item	10/00792/FULMAJ
Case Officer	Caron Taylor
Ward	Astley And Buckshaw
Proposal	Erection of 42 No 2 and 2½ storey dwellings
Location	Parcel L Buckshaw Avenue Buckshaw Village Lancashire
Applicant	Barratt Homes (Manchester)

Consultation expiry: 11 November 2010

Application expiry: 2 December 2010

Proposal

1. This application is for 42 No. 2 and 2½ storey dwellings.

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. Three objections been received to the application on the grounds that the access to the site is via Aycliffe Drive and it will increase the amount of traffic going past the primary school and have safety implications as it is a narrow road. They believe the main access should be through the parcel to the south off Buckshaw Avenue as Aycliffe Drive is not a sufficient size of road.
5. An additional letter has also been received making comments on the application. They request that Aycliffe Drive is not used by construction traffic, but the developer is required to build an alternative temporary access road and that construction is limited to weekdays only as the site is in a residential area.

Consultations

6. Lancashire County Council Highways – state the layout includes some newer ideas that could be worked up, but also includes some problem areas. These included the shared surface areas, the parking to plots 1 and 2 and the 80m long straight road serving plots 1-7 will encourage high speeds. The private driveway also serves six properties which is not acceptable. They also state some driveways are too short. Amended plans have been received in response to these comments.
7. Environment Agency – has no objection in principle and state the site has been previously remediated and accepted as validated by BAe Systems as part of Area 10 of the site.

8. United Utilities – no objection subject to conditions being added to any permission.
9. Chorley Council Waste Management – have no objections. They are satisfied with the refuse strategy layout.
10. Environmental Protection – Have no objection or comments to make on the application.

Assessment

Principle of the development

11. 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

12. The parcel is located on the edge of the residential element of Buckshaw Village to the east of the Primary School currently under construction. The west of the site bounds with an area of public open space, a parcel that has been constructed by Barrett Homes (Aycliffe Drive) and part of Parcel to J that has yet to be constructed but has permission and will be developed by David Wilson Homes. To the north and east of the parcel is a raised landscape mound that will remain as public open space. To the south is the remaining part of parcel L that will be developed by Redrow but is not yet the subject of a reserved matters application.
13. Policy GN2 of the Local Plan Review applies to the former 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 Masterplan 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.
14. Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The western boundary of the parcel bounds with the proposed village green and green corridor. The properties face outwards towards this space, rather than turn their back to it and the property on plot 1 provides a focal point at the end of the road that runs alongside the green square. It is therefore considered that layout respects the surrounding land uses. The proposals are therefore considered to be in line with Policy GN5 and the Buckshaw Village Design Code.
15. 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. The proposals are therefore considered in keeping with the surrounding parcels.

Access and Parking

16. Policy TR4 outlines the highway development control criteria. Originally, only one access was shown to serve the site from Aycliffe Drive. The objections received to the application are on the grounds that with the access to the parcel will increase traffic past the primary school and the safety implications of this. Also Aycliffe Drive is not a sufficient size of road to take all the traffic from the proposed properties. However, amended plans have been received showing the site also being accessed through the future Redrow parcel to the south (the remaining part of parcel L). This will provide the most direct route to and from the proposed properties out of Buckshaw Village. The addition of this second access is looked upon favourably as it means that Aycliffe Drive will not take all the traffic from the parcel. The amended plans have also changed the areas of concern raised by LCC Highways. The shared surfaces and parking areas they were concerned about have been redesigned and traffic calming measures have been added to the straight road bounding with the area of public open space. The proposal is now considered acceptable in highways terms and Policy TR4.

17. The majority of properties have a detached double garage and two off-road parking spaces. Others have single integral garages with two spaces on a driveway. In terms of parking the majority of properties have at least three off-road parking spaces overall. Highways consider that some of the driveways are short, but the tandem driveways proposed are a minimum of 11m in length. This is considered sufficient to allow one longer parking space of 6m in front of a garage door (to allow it to be opened and closed) and a shorter 5m space behind. The parking standards for the parcel are therefore considered acceptable. A condition will be applied to the proposed 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

18. 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. Originally a Lymington 'L'-shaped property was proposed on plot 25 with its rear elevation sited close to the parcel boundary. This has been amended to a more traditional style property to avoid it 'sterilising' development on the future parcel to the south and avoid any issues of overlooking and overbearing to adjacent properties. It is therefore considered the application complies with Policy HS4.

Other Issues

19. An objector has that Aycliffe Drive is not used by construction traffic, and the developer be required to build an alternative temporary access road. However, the land to the south that such a road would cross is not in the control of Barratt Homes, so Aycliffe Drive is the only access to the site. They also ask about limiting construction to weekdays only. However, there is very little work that goes on at weekends on Buckshaw and on this basis no conditions have been imposed on other parcels. It is therefore not considered necessary to impose such a condition.

Overall Conclusion

20. The application is considered acceptable in relation to policies GN2, GN5, HS4 and TR4 of the Local Plan subject to conditions.

Planning Policies

21. Adopted Chorley Borough Local Plan Review
Policies: GN2, GN5, HS4, TR4.

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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number:	Stamp Dated:	Title:
410/SL01	1 November 2010	Site Location Plan
410/PL 01	1 November 2010	Planning Layout
293/10/ED/11	1 November 2010	Development Plan
410/RSL 01	1 November 2010	Refuse Strategy Layout
410/BTL 01	1 November 2010	Boundary Treatments Layout
410/ML 01	1 November 2010	Materials Layout
410/T/MAL/01	2 September 2010	Malvern Plans and Elevations
410/T/KNII/01	2 September 2010	Knightsbridge Plans and Elevations
410/T/HAR/01	2 September 2010	Harrow Plans and Elevations
410/T/LYM/01	2 September 2010	Lymington Plans and Elevations
410/T/RAV/01	2 September 2010	Ravenfield Plans and Elevations
410/T/ASC/01	2 September 2010	Ascot Plans and Elevations
410/T/ALD/01	2 September 2010	Alderney (brick option) Plans and Elevations

410/T/ALD/02	2 September 2010	Alderney (render option) Plans and Elevations
WF01 Rev A	2 September 2010	Walls and Fences
H5463-G01	1 November 2010	Triple Detached Garage – Typical Elevations
H5463-G01	1 November 2010	Triple Detached Garage – Typical Plans, Elevations & Roof Plan
H5463-G01	1 November 2010	Single Detached Garage – Typical Plans, Elevations & Roof Plan
H5463-G03	1 November 2010	Double Detached Garage – Typical Plans, Elevations & Roof Plan
H5463-G02	1 November 2010	Twin Detached Garage - Typical Plans, Elevations & Roof Plan
H5463/G05	1 November 2010	Site Specific Garage Details – Typical Plans & Elevations
H5463/G04	1 November 2010	Twin Double Garage – Typical Plans & Elevations
H5463/G06	1 November 2010	Site Specific Garage Details – Typical Plans & Elevations

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on approved plan Drawing Number 293/10/ED/11.
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. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.
5. 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.
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. 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. 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.

9. The external facing materials detailed on the approved plan drawing number 410/ML 01 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, GN2 and HS4 of the Adopted Chorley Borough Local Plan Review.

10. Before the properties hereby permitted are first occupied, the car parking spaces 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.

11. Prior to the occupation of plots 24 and 25, the access road through to the remaining part of parcel L to the south shall have been constructed up to the application boundary in accordance with the approved plans.

Reason: To ensure access to the parcel from the south is secured and in accordance with Policies GN2 and TR3 of the Adopted Chorley Borough Local Plan Review.

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 Adopted Chorley Borough Local Plan Review.

13. 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

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Buckshaw Village Phase 10



Site Location Plan

WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any Order made under the above act. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract, or warranty.

**AMENDED
PLAN**

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

01 NOV 2010

THIS IS THE PLAN REFERRED TO IN
APPLICATION No. 10/7512

Rev	Description	Date	Drawn	Chk'd



**BARRATT
HOMES
MANCHESTER**

Barratt Homes Manchester
(A division of BDW Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job
Buckshaw Village Phase 10

Title
Site Location Plan

Design By	Date	Drawing Number	Rev
S J W	28.10.2010	410/SL01	
Drawn By	Scale @ A3		
S J W	1:1000		

Agenda Page 67

Agenda Item 4g

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Buckshaw Village Phase 10

Green Corridor
(to be delineated as part
of a separate application)

DWH Development

Area of Public Open Space

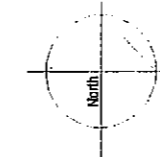
Sliver access to
encompass plot 5 & 6.

Barrett Homes / Buckshaw Discovery
Development

4.5m x 70m Visibility

Future Development

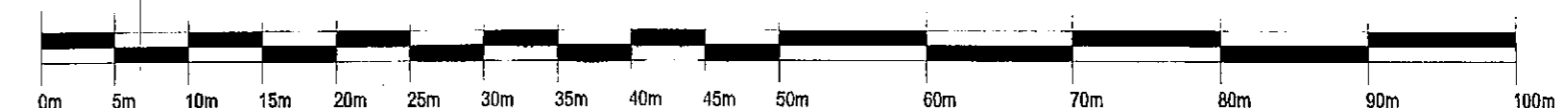
Vehicular Access to
future development



Legend

- Proposed dwelling and house type code
 - Proposed dwelling to be allocated for Affordable Housing
 - Proposed garage(s) to be built
 - Denotes handing of plot
 - Refers to dual aspect gable position (window subject to layout)
 - Standard 1800mm high brick pier & close boarded fence
 - Standard 1800mm high close boarded fence
 - Standard 600mm high timber post & rail fence
 - Standard 900mm high low top railing detail
 - Denotes Hard Landscaping Material 01
 - Denotes Hard Landscaping Material 02
 - Denotes Hard Landscaping Material 03
 - Denotes Landscaping within a Privately Deeded Area
 - 900mm high beech hedge
- Standard House Types: (T) = Traditional, (C) = Contemporary, Aspirations: (C) = Contemporary, (U) = Urban / Traditional
- For all Boundaries Treatment Details Please refer to Standard Drawing W01 (Walls and Fences)
- For Hard Landscaping details Refer to Design Access Statement
- For all Soft Landscaping Refer to Landscape Layout

Scale Bar



AMENDED PLAN

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

01 NOV 2010

THIS IS THE PLAN REFERRED TO IN
APPLICATION No. 10/137

WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing in relation to any particular property or development, any of the spatial features prescribed by any Order made under the above act. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without revivals of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. See also the contents of this drawing constitute a contract, part of any contract, or warranty.

Schedule of Accommodation

Ref.	House Type Name	sqft.	No of	Total
Ald	Alderney	1,209	07	8,463
Asc	Ascot	1,495	08	11,960
Har	Harrow	1,550	04	6,200
Lym	Lymington	1,735	04	6,940
Rav	Ravensfield	1,760	08	14,080
Mal	Malvern	1,836	06	11,016
Kni	Knightsbridge	1,869	05	9,345

Totals 42 68,004

Gross Site Area in Acres 4.95

Undevelopable / Green Corridor area in acres 0.22

Net Site Area in Acres 4.73

Density (units per acre) 09

Square foot / Acre 14,377

Revisions include:

Rev	Description	Date	Drawn	CHK'D
C	Setting garages for plots 01 & 14 back, due to construction to allow for proposed door Traffic lighting to be road, instead of plots 20-24 & 25-28, subject to following comments from LA	01/11/10	SAW	
B	Roundels altered to increase distance from first floor habitable room windows to boundary on plot 38 following comment from Planning Traffic lighting proposed in front of plot 1-7 adjacent to open space following comment from Highways Vehicular access through to Redrow Phase 10 southern boundary structure due to site layout comment concerning height access to the parcel from Highways Drive Plot 25 relocated following the introduction of vehicle spaces and comment from Planning Plot edge / application boundary altered to include green corridor Access over shared surfaces altered following comments from Highways 900mm high beech hedge added to the back of low top railing for landscaped edge Hard landscaping identified with appropriate road prices	25/10/10	SAW	
A	Plot 25 moved out of drainage easement.	22/10/10	RB	

BARRATT HOMES MANCHESTER

Barratt Homes Manchester
(A division of DWH Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job	Buckshaw Village Phase 10		
Title	Planning Layout		
Design By	Date	Drawing Number	Rev
S J W	08/2010	410/PL 01	C
Drawn By	Scale		
S J W	@ A1 1:500		

Planning Layout

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Item	10/00820/FULMAJ
Case Officer	Mr David Stirzaker
Ward	Chorley East
Proposal	Amendment to siting, design, landscaping and external appearance of planning consents 09/00749/FULMAJ and 02/00680/REMMAJ for residential development of site
Location	Land Between Froom Street And Crosse Hall Lane Chorley
Applicant	Morris Homes Ltd
Consultation expiry: 10 November 2010	
Application expiry: 10 December 2010	

Proposal

1. The application incorporates amendments to a previously approved scheme. The previous scheme (02/00680/REMMAJ) incorporated the erection of 161 dwelling houses. An amendment to the original plans gained planning permission for 164 dwellings and a re-plan of the central part of the site permitted earlier this year (Ref No. 09/00749/FULMAJ) resulted in an increase to the number of dwellings across the site to 172. The current proposals incorporate amendments to the northern part of the site and seek to amend the layout, design, landscaping and external appearance of dwelling. The northern part of the site to which this application has been amended since the original permission was granted with the last changes on this part of this site being permitted in 2007 (Ref No. 07/01051/FUL).
2. The site is located between Froom Street and Cross Hall Lane, Chorley and covers a site area of 7.83 hectares. The principle of redeveloping the site for residential use was established as far back as 1988 with the grant of outline planning permission. In addition to this the site is allocated as a housing site within the Adopted Chorley Borough Local Plan Review.
3. The proposed amendments would result in the construction of 163 dwellings across the whole site which equates to a density of 20.8 dwellings per hectare. This part of the site which is the subject of this application covers 1.68 hectares.
4. The Government no longer recommends a minimum density of 30 dwellings per hectare following changes to PPS3 although this is a somewhat constrained site due to level changes across it which reduces the effective developable area. This is also due to Black Brook running through the centre of the site. However, whilst there is a reduction of 9 dwellings across the present application site, an increase of 8 dwellings was permitted earlier this year so overall, the number of dwellings across the whole site would be 163. In total, this is 2 more than originally permitted in 2002.
5. The applicant advises that the area of the site which is the subject of this application has a very poor mix of housing which consists of over 70% 2.5 and 3 storey mews properties with 3 bedrooms. This restricts the ability to sell the dwellings as it provides for a very niche market. The applicant advises that current market research has also confirmed that there is little demand for 3 storey townhouse living, as families are now gravitating to a more traditional 2 storey property with ground floor living accommodation linked to good sized gardens. The mix has been revised to reflect this demand but also to offer good repairing solutions to a number of weaknesses identified in the current scheme.

Recommendation

6. It is recommended that planning permission be granted subject to the signing of a section 106 legal agreement.

Main Issues

7. The main issues for consideration in respect of this planning application are:
- Principle of the development
 - Proposed amendments
 - Highways and parking
 - Ecology
 - Trees and vegetation
 - Section 106 agreement
 - Affordable housing
 - Public rights of way
 - Sustainability
 - Levels

Representations

8. No representations have been received from local residents. If any comments are received, they will be reported in the Addendum.

Consultations

9. The Director of People and Places does not raise any objections to the application.
10. LCC (Highways) have not made any comments on the application so any comments received will be reported in the Addendum.
11. LCC (Ecology) do not raise any objections to the application and state that removal of a culvert will allow the retention of 90m of bank side habitat so the ecological impact is a positive one. A condition is recommended requiring annual water vole surveys to be carried out with the results informing possible changes to the water vole method statement and habitat management plan.
12. Natural England do not raise any objections to the application subject to the submission and approval of an up to date method statement and management plan prior to works commencing on site. This can be made the subject of a condition.
13. LCC (Archaeology) do not raise any objections to the application.
14. United Utilities do not raise any objections to the application.
15. The Environment Agency does not raise any objections to the application.
16. British Waterways do not raise any objections to the application.

AssessmentPrinciple of the development

17. The principle of redeveloping the site for residential development has been established for a number of years. Outline planning permission was originally granted in 1988 to develop the site for residential purposes. Reserved matters were granted at the site in 2003 (02/00680/REMAJ). This permission related to the erection of 161 dwellings and the development is currently under construction on site.

Proposed amendments

18. The application relates to a part amendment to the previously approved scheme. The amendments relate to the northern part of the site which is adjacent to the canal and From Street. Black Brook runs through the centre of the site. The following amendments are proposed when compared to the originally approved scheme:
- There is no longer an access road over Black Brook linking the plots on the east and west of Black Brook towards the northern end of the site
 - The number of dwellings across this portion of the site is being reduced from 41 to 32
 - All of the properties apart from the ones on plots 88 and 89 are now detached and consequentially there are no longer any terraced properties with parking courts proposed
 - On the western side of Black Brook, 15 detached properties will replace 4 blocks of terraced properties (24 dwellings in total)
 - On the eastern side of Black Brook, 15 detached and 2 semi detached properties will

replace 14 detached properties and 3 terraced properties

- The majority of the dwellings will have 4 bedrooms with a small number having 3 and 5 bedrooms

19. With regards to the relationship with the approved housing, the only concern was the relationship of the property on plot 71 to the garden of plot 55 so the property on plot 71 has been moved to address this issue. The layout has also been amended at the northeastern corner to ensure that the dwellings still front onto the footpath link with Froom Street as per the originally approved plans to ensure there is natural surveillance. Bin collection points have also been provided to ensure Manual For Streets carry and collection distances are met.

Highways & parking

20. Access to the site is via Crosse Hall Lane. A bridge crossing the canal has been constructed and serves as the main access to the site. Planning permission was granted for this bridge in 1998 (98/00208/FUL). Pedestrian access is also retained onto Froom Street and Crosse Hall Lane. These access points will act as emergency access points for vehicles but will be gated to ensure that these access points are not utilised by public vehicles.

21. The revised layout incorporates mostly 4 bedroom properties with a small number of 3 and 5 bedroom properties all with traditional drives and either integral or detached garages. The originally approved scheme included 3 parking courts serving the terraced properties on the western side of Black Brook.

22. The dwellings proposed all have sufficient levels of parking available and in terms of refuse collection, bin collection points are to be provided to ensure the carry and collection distances accord with guidance in Manual For Streets whilst there is adequate space for a refuse collection vehicle to turn around at the head of the cul-de-sacs.

Trees & vegetation

23. Some of the trees across the wider site are the subject of Tree Preservation Orders. However, there are no such trees within the application site and the boundaries of the development with Froom Street and the canal are the same as the originally approved plan whilst the open land on either side of Black Brook is also the same as the approved plans. The reduction in the number of dwellings and density of the development does however provide more space for landscaping to the property frontages on either side of Black Brook which is an improvement over the originally approved plans hence there are no concerns with this aspect of the application.

24. The absence of a link between the plots on the eastern and western side of Black Brook will improve the visual amenities of the site by retaining a greater amount of open space between the plots facing each other.

Section 106 agreement

25. An original Section 106 Agreement was secured on the site for the provision of on site affordable housing along with a commuted sum for off site affordable housing. The legal agreement also covered open space provision. The agreement was originally signed in 1999 and a supplementary agreement was signed in 2003 requiring the payment of additional commuted sums.

26. As the approval of the reserved matters has obviously been granted on the site and the date for submitting reserved matters has expired, this application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations.

Affordable housing

27. In respect of the affordable housing the legal agreement specifies 20 low cost houses on site with a floor area of less than 85 square metres and 2 bedrooms or less. The house types originally agreed as the on site included the Thorpe, Bereford and Didsbury. It was envisaged that the size of the properties ensured that the properties would be affordable. However the legal agreement was signed a number of years ago and this model of affordable housing no

longer accords with the Council's definition of affordable housing. As such these properties do not form part of the Council's affordable housing numbers.

Public rights of way

28. A public right of way (Foot Path No. 4) runs through the site and this will be diverted following almost the same line as per the originally approved plan for this part of the site wherein it will link up with Froom Street to the north with a 3m wide path/cycleway which can also be used as an emergency access to the site. On this basis, there are no concerns with this part of the application.

Sustainability

29. Since the grant of reserved matters approval in 2003 the Council now has an adopted Development Plan Document and Supplementary Plan Document on Sustainable Resources which requires the submission of a Sustainability Statement. The applicants have submitted a Sustainability Statement as part of this application. However, the dwellings which could be constructed on the application site are subject to the 2002 building regulations. The applicant has however specified that the dwellings which are the subject of this application would be constructed with energy efficiency improvements to reduce carbon emissions by 10-15% over the dwellings that could be constructed under the older Building Regulations. The same issue was encountered with the application permitted in 2009 (Ref No. 09/00749/FULMAJ) for a re-plan of another part of the site. This permission included a specific condition requiring the applicant to submit full details of predicted energy use so as to reduce carbon emissions in accordance with Policy SR1 of the Development Plan Document in light of the fact that there is an extant permission on the site for dwellings that could be built to 2002 Building Regulations. The same condition is therefore recommended in relation to this application.

Levels

30. The areas of development proposed cover the same areas of the site as already approved. The site is at a lower level than Froom Street and the canal but in terms of the positions of the dwellings, there is not a significant difference between the approved layout and the one now proposed.

Overall Conclusion

31. The principle of developing the site for residential purposes was established nearly 20 years ago and the redevelopment of the site is currently ongoing. The amendments to the originally approved scheme proposed as part of this application are considered to be acceptable and it is not considered that the reduction in the number of units will adversely impact on the development or the area as a whole as the overall number of houses on the site once fully completed will still be 2 more than originally approved. As such the amendments are considered to be acceptable.

Planning Policies

32. National Planning Policies:

PPS1, PPS3, PPS23, PPS25, PPG13

33. Adopted Chorley Borough Local Plan Review

Policies: GN1 / GN5 / EP4 / EP9 / EP17 / EP18 / HS3 / HS4 / HS5 / HS6 / HS21 / TR4

34. Supplementary Planning Guidance

Design SPG

Interim Playspace Guidelines

35. Local Development Framework

Policy SR1: Incorporating Sustainable Resources into New Development

Sustainable Resources Development Plan Document

Sustainable Resources Supplementary Planning Document

Planning History

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

- 9/88/527 - Outline application for residential development on approximately 8 hectares of land. Approved.
- 9/90/693 - Renewal of outline planning permission for residential development. Approved.
- 9/93/89 - Provision of canal bridge, access road and footways to serve approved residential development site. Approved.
- 9/93/332 - Application for renewal of outline planning consent no 9/90/693 for residential development of approximately 19.5 acres of land. Approved.
- 96/00391/FUL - Amendment to condition no 1 of outline planning permission 9/93/332 for residential development and open space to alter time period for submission of reserved matters from three to five years. Approved.
- 98/00207/OUT - Renewal of outline planning permission 9/93/332 for residential development. Approved.
- 98/00208/FUL - Renewal of planning permission 9/93/89 for provision of canal bridge, access road and footways to serve residential development site. Approved.
- 02/00680/REMAJ - Reserved Matters application for proposed housing development consisting of 161 dwellings and public open space Approved
- 02/01123/FULMAJ - Modification of condition 1 on planning permission 9/98/00207/OUT for residential development, to extend the period of time in which reserved matters can be submitted by one year. Withdrawn.
- 06/01057/FULMAJ - Substitution of house types and minor amendments to plots 1, 8, 10, 14, 15, 17, 31 and 32, and amendments to approved layout (02/00680/REMAJ). Approved.
- 06/01187/TPO - Crown reduce or remove assorted trees (removed trees to be replaced) some covered by TPO4 (Chorley) 2003. Approved October 2006
- 06/01301/FUL - Erection of electric substation to serve approved residential development. Approved.
- 07/00538/FUL - Proposed amendments to approved layout 9/02/00680/REMAJ. House type substitution to plot 25. Approved
- 07/01051/FULMAJ - House type substitutions, the erection of 3 additional dwellings and minor revisions to roads serving plots 84 - 161. Part amendment to the originally approved layout ref 9/02/00680/REMAJ (site area 7.83 hectares). Approved.
- 09/00749/FULMAJ - Erection of 37 dwellings (amendment to layout, design, landscaping and external appearance approval as part of planning approval 02/00680/REMAJ). Approved.

**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. The development hereby permitted shall be carried out in accordance with the approved details of the measures to be taken, during the period of construction, to prevent mud and other debris being carried onto the public highway by vehicles leaving the site. The agreed measures shall be implemented in full before commencement of the development and retained in operation until such time as the development is complete.
Reasons: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
3. All vehicles entering and leaving the site in connection with the construction of the development hereby permitted shall only do so via the new access road and canal bridge permitted under planning permission 9/98/00208/FUL, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the amenities of local residents and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

4. The site shall be remediated fully in accordance with recommendations made in the Ground Investigation and Remediation Statement Ref: 588/02 Chorley, Crosse Hall Mill Farm (May 2004) by Woodford Consulting Engineers Ltd.
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
5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.
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.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.
7. 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.
8. 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 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.
9. 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.
10. 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.

11. Prior to the commencement of the development details of appropriate mitigation measures to prevent pollution of the waterway during and after the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details.
Reason: In order to avoid contamination of the waterway and ground water from wind blow, seepage or spillage at the site. In accordance with Policy EP5 of the Adopted Chorley Borough Local Plan Review.
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 Adopted 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 Adopted Chorley Borough Local Plan Review.
14. 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, to prevent flooding and to prevent pollution to the waterway. In accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk
15. Before any development hereby permitted is first commenced the temporary protective metal fencing along the full length and both sides of Black Brook shall have been erected in accordance with the approved details. The fencing, thereafter, shall remain in place at all times during the course of the permitted development being carried out, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the watercourse and prevent debris and construction material from encroaching into this area and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review.
16. The development hereby permitted shall be carried out in accordance with the approved scheme for the provision and implementation of a surface water regulation system to limit surface water run off from the completed development to existing rates.
Reason: To reduce the increased risk of flooding and in accordance with Government advice contained in PPS25: Development and Flood Risk.
17. Prior to the commencement of the development full details of the predicted energy use of the development expressed in terms of carbon emissions shall be submitted to and approved in writing by the Local Planning Authority. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions in accordance with policy SR1 of the Sustainable Resources DPD. No development shall commence until the scheme has been submitted to and 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, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD and Supplementary Planning Document

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Item	10/00823/FULMAJ
Case Officer	Mr Matthew Banks
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Erection of 13 dwellings and associated infrastructure following the demolition of no. 202 Chorley Old Road (resubmission of previous application 10/00417/FULMAJ)
Location	202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA
Applicant	Wainhomes (North West) Limited
Consultation expiry: 19 October 2010	
Application expiry: 13 December 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 resubmission of a previous application (10/00417/FULMAJ), but also includes some additional information which has been submitted in relation to the proposed development which will adjoin No. 200 Chorley Old Road, following the demolition of No. 202 Chorley Old Road.
4. As an update on the situation at the application site, the previous application 10/00417/FULMAJ is currently being considered by the Planning Inspectorate following an appeal of non-determination by the applicant. The appeal of non-determination was exercised when Committee Members deferred the application for a site visit at the Committee meeting on the 17 August 2010 which consequently took the application over the statutory target date.
5. Once the applicant had appealed non-determination, the power to determine the application was transferred to the Planning Inspectorate and as such, Committee Members could only provide a 'minded-to' recommendation.
6. At the Committee meeting on the 14th September 2010, Committee Members were 'minded-to' approve the application subject to conditions. Therefore, because this application is nearly identical to that in which Committee Members were minded to approved. It is necessary to determine this application based on any significant changes in policy or any comments raised by residents or consultees that would warrant a different recommendation to that presented with the previous application.

Representations

7. To date (1 November 2010), 13 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.
- Plot 5 will have an unacceptable overbearing impact on No.18 St Helens Road.

8. A further letter of objection has been received from the residence of Councillor Walker, however, this letter is not signed by Councillor Walker himself. The objections raised in this letter can 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.

Consultation

9. United Utilities – No objection subject to conditions

10. 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

11. Environment Agency – No objection subject to conditions

12. Environmental protection – No objection subject to conditions

13. Chorley Community Safety Partnership – request the properties incorporate measures in relation to crime prevention. These could be covered by condition.

Assessment

14. The application site comprises a piece of land approximately 0.6 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

15. It must be noted that this application is nearly identical to that which is currently being dealt with by the Planning Inspectorate and which Committee Members were 'minded-to' approve subject to conditions at the Development Control Planning Committee on the 14th September 2010.

16. The proposal incorporates the same alterations which were highlighted by the Inspector with the application 09/00392/FULMAJ (which was dealt with at Public Enquiry). These alterations include the removal of plot 3; changing plots 4 and 14 to bungalows and changing the house type at plot 5. The only difference between this application and the previous (10/00417/FULMAJ), is additional information submitted by the applicant in respect of the proposed development adjoining No. 200 Chorley Old Road following the demolition of No. 202 Chorley Old Road.
17. Given that Committee Members were minded-to approve the previous application, it is therefore considered that the main issues for consideration in determining this application are the impact of plot 5 on No. 18 St Helens Road (a new neighbour objection) and the changes in relation to national and local planning policy.
18. In line with the appeal decision dated 12th May 2010, it is considered that 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 this house type has been appropriately amended in relation to the surrounding residential development, therefore overcoming this reason for refusal. Taking the appeal decision as a material consideration, it is not considered that a refusal could be sustained on the relationship between plot 5 and No. 18 St Helens Road.
19. With regards to national and local changes to policy, 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.
20. A condition will still be imposed with a planning permission requiring the applicant to submit a scheme to make good the gable end of No. 200 Chorley Old Road to ensure the proposed development will not have a significant detrimental impact on No. 200 Chorley Old Road. At present, only plans have been submitted and no scheme covering issues such a maintenance, use or occupancy have been submitted.

Overall Conclusion

21. Given that Committee Members were minded-to approve an application nearly identical to this at the Development Control Committee Meeting on the 14th September 2010 (application ref: 10/00417/FULMAJ); The application still incorporates the necessary amendments to satisfy the previous reasons for refusal (as concluded by the appeal decision dated 12 May 2010) and, as noted by the inspector, other matters raised by third parties can be dealt with by condition. It is therefore considered that the application should be recommended for approval subject to conditions.

Planning Policies

22. National Planning Policies:

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

23. North West Regional Spatial Strategy (RSS)

Policies DP4, L4 & RT2

24. Adopted Chorley Borough Local Plan Review 2003

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

25. Other guidance

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

Planning History

26. 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)

Ref: 10/00417/FULMAJ Decision: PDE Decision Date:
Description: Erection of 13 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:	DWG No:	Title:
13 September 2010	1000	
13 September 2010	1100	
13 September 2010	1101	
13 September 2010	1010	
13 September 2010	SF/01	
13 September 2010	SF/03	
13 September 2010	GA-02	
13 September 2010	4.203/P/B/L	
13 September 2010	4.309/P/B/L	
13 September 2010	4.208/P/B/L	
13 September 2010	4.212/P/B/L	
13 September 2010	5.133/P/B/L	
13 September 2010	4.134/P/B/L	
13 September 2010	3.311/P/B/L	
13 September 2010	S09/116	
13 September 2010		Richmond Sheet 1 of 2
13 September 2010		Double Garage (Gable Roof) Plan and Elevations

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

2. Before the development hereby permitted is first commenced, a scheme (including plans) shall be submitted to make good the gable end of No. 200 Chorley Old Road following the demolition of No. 202 Chorley Old Road (notwithstanding any such detail shown on previously submitted plan(s)). No development shall commence until such a scheme is approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved scheme.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of the occupiers of nearby properties and in accordance with Policy No. GN5 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 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 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.

24. 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.

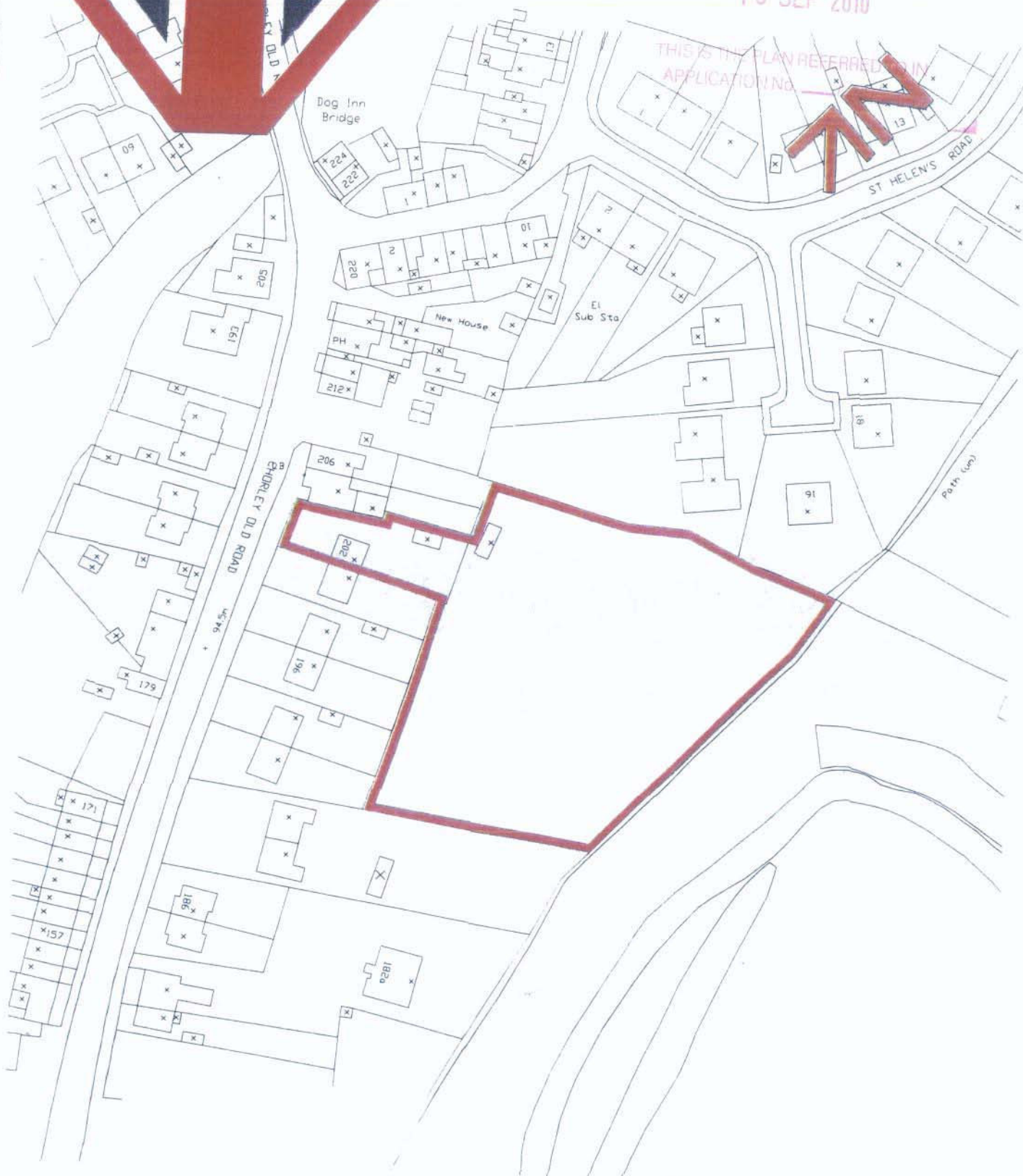
WAINHOMES



COUNCIL
TOWN & COUNTRY PLANNING ACT 1990

10 823
13 SEP 2010

THIS IS THE PLAN REFERRED TO IN
APPLICATION NO.



PLANNING

Project:
202 CHORLEY OLD ROAD,
CHORLEY.

Drawing Title:
1:1250 OS PLAN (EDGED RED)

Drawn: OS
Checked:
Scale: 1:1250
Date: 18/05/09

mck associates limited
architecture ■ building surveying ■ project management

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk

Job No:
Drawing No: OS-01
Rev:


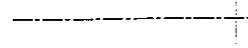



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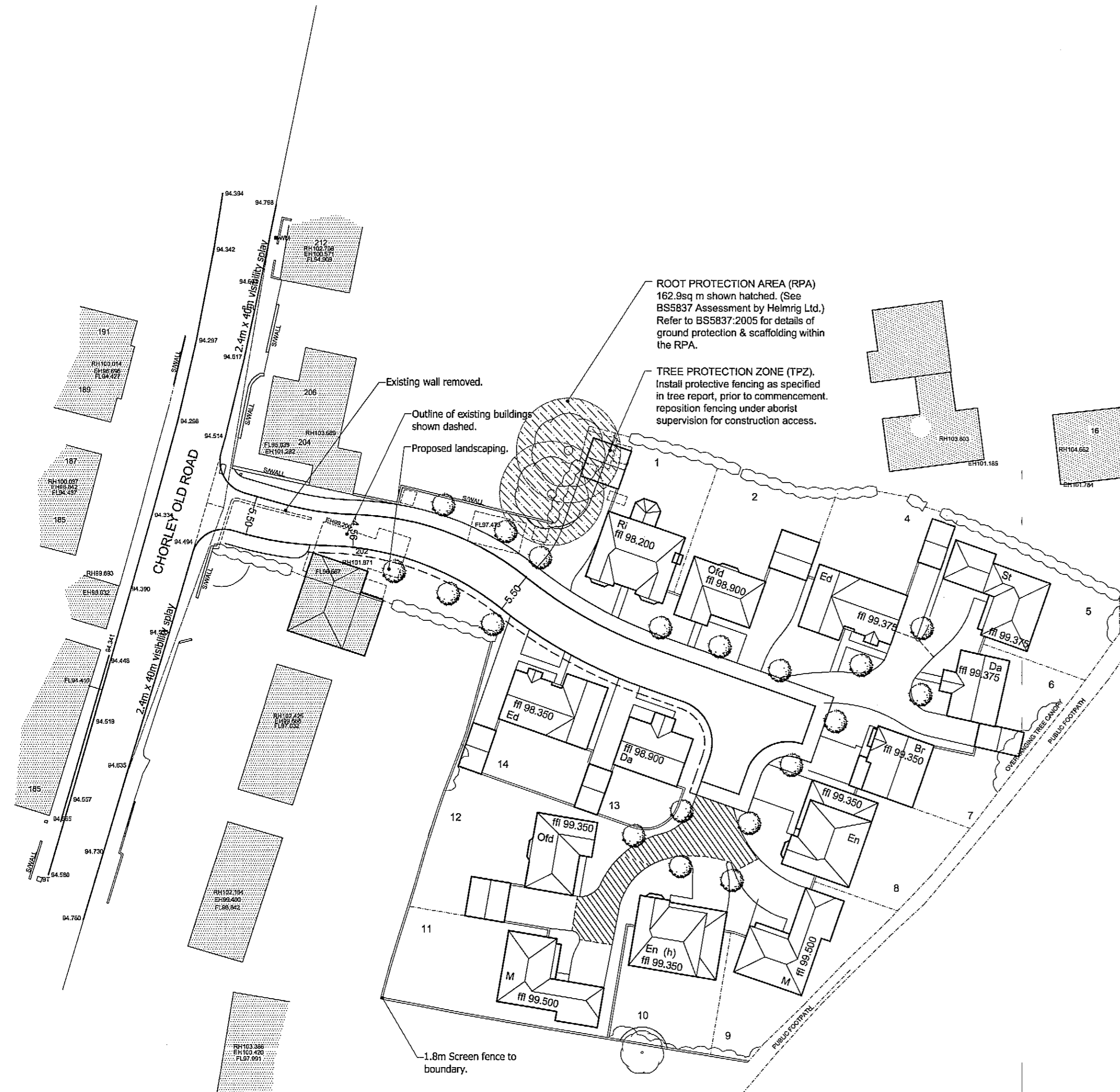
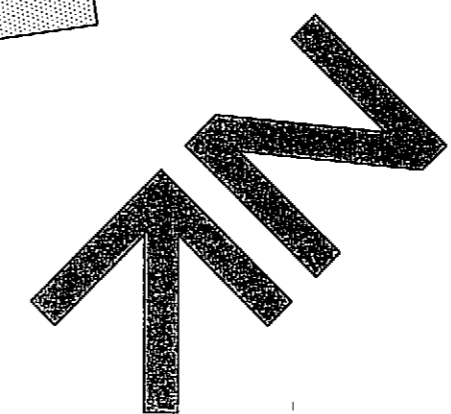
202 CHORLEY OLD ROAD, WHITTLE-LE-WOODS.

general notes:
do not scale the drawing.
all dimensions to 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 whether or not indicated on the drawing.
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Schedule	No.	
Ox	Oxford	2
Ri	Richmond	1
Br	Brunel	1
M	Montgomery	2
Da	Davey	2
En	Eton	2
Ed	Edale	2
St	Stephenson	1
TOTAL		13

ENCLOSURES

-  1.8m high close boarded screen fence
-  0.9m high post and rail fence
-  Existing trees to be retained
-  Indicative planting
-  Denotes shared access



CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

13 SEP 2010

10 823

THIS IS THE PLAN REFERRED TO IN

J	17/05/2010	TGH	Plan amended following clients comments.
H	14/05/2010	TGH	APP10107401 and 10107402 - amendments to a garage storey unit - Following appeal decision (APP1022263/W2010/118200)
G	04/02/2010	TGH	RPA added following receipt of Arboricultural assessments.
F	14/01/2010	TGH	Plan amended following clients comments.
E	19/11/2009	TGH	Plan amended following clients meeting with planners.
D	23/10/2009	TGH	Plan amended to allow tree protection.
C	29/09/2009	TGH	Plan amended following planners comments.
B	29/09/2009	TGH	Horizontal alignment to road amended & driveways amended.
A	26/09/2009	TGH	Finished Floor Levels added.
Rev.	Date	By	Description

Client:



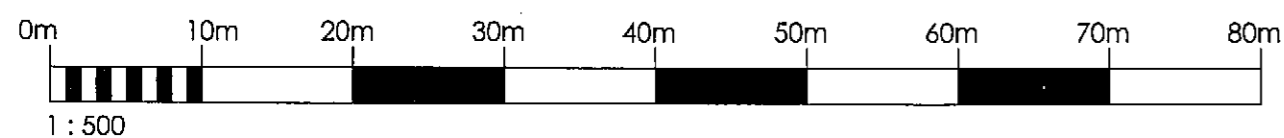
mck associates limited
architecture • building surveying • project management

burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 mck@mckassociates.co.uk

Project:
202 CHORLEY OLD ROAD, CHORLEY.

Drawing Title:
PROPOSED SITE LAYOUT.

Drawn: TGH	Checked:	Scale: 1:500 @ A2	Date: 14/05/09
Job No: 09-053	Drawing No: 1000	Rev: J	



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Report of	Meeting	Date
Director of Transformation	Development Control Committee	16/11/2010

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 257
CHORLEY BOROUGH COUNCIL PUBLIC FOOTPATH NO. 4 AND
PUBLIC FOOTPATH NO.19 CHORLEY PUBLIC PATH
DIVERSION ORDER 2010**

PURPOSE OF REPORT

- To consider confirmation of a Public Path Diversion Order made on 14 September 2010 in order to facilitate the development of residential housing.

RECOMMENDATION(S)

- That the Director of Transformation be authorised to confirm as an unopposed Order the Chorley Borough Council Public Footpath No. 4 and Public Footpath No. 19 Chorley Public Path Diversion Order 2010, made pursuant to Section 257 of the Town and Country Planning Act 1990, formally authorising the diversion of Public Footpaths No. 4 and 19 Chorley in order to permit development to be carried out in accordance with the grant of planning permission, namely the construction of residential housing.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- The proposal to effect the diversion of Public Footpaths No. 4 and 19 Chorley was approved by the Development Control Committee on 30 March 2010. The Order was first made on 8 July 2010 with advertisement in the local press, notices posted on site and statutory consultation. A local resident brought to officers' attention a mistake in the route of the diversion as shown on the Order Map compared with the path as laid out within the development. The Order was remade with corrections to the Order Map on 14 September 2010 and no objections were received following publication of the Order in the press, posting of notices on site and notification to all statutory consultees.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- The only other alternative is to refuse to confirm the Order, notwithstanding the previous approval of the Development Control Committee, the agreement of Lancashire County Council and the fact that there were no objections to the proposal by the public or any of the various statutory consultees,

CORPORATE PRIORITIES

- This report does not relate to any of 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	

BACKGROUND

1. Public Footpath No. 4 Chorley runs from Crosse Hall Lane in a generally northerly direction across land sandwiched between the Black Brook and the M.61 Motorway to From Street. The land over which the footpath runs was formerly pasture land.
2. Public Footpath No. 19 Chorley runs from Eaves Lane, by way of Canal Walk, in a generally easterly direction across an undeveloped expanse of open land to the Black Brook, which is crossed by means of a foot-bridge, whereupon the Footpath joins up with public Footpath no. 4.
3. Planning permission was granted to Morris Homes Ltd several years ago to develop the parcel of land bounded by the Leeds-Liverpool Canal on the west, the M.61 Motorway on the east, Crosse Hall Lane on the south and From Street on the north for residential housing. The estate is known as Rivington View.

DETAILS OF PROPOSAL

4. The three lengths of Footpath No. 4 forming the subject of the application run for a total distance of 319 metres. The first length to be diverted comprises a 112 metre length running from point A on the map attached in a generally northerly direction to point B, which length is to be diverted on the new estate footpath running from point A by way of point E to point B, a total distance of 141 metres.
5. The second length of Footpath No. 4 to be diverted runs from Point C northwards to Point D on From Street, comprising a distance of about 112 metres, and is to be diverted on to the new estate road, as marked by the line C-F-G and thence on to the new link-footpath, as marked by the line G-H-D, a total distance of approximately 145 metres.
6. The third length of Footpath No. 4 to be diverted runs from point J in a generally southerly direction to point K and to point L on the Order map for a total distance of about 95 metres and is to be diverted onto the estate footpath marked by bold black dashes from point J to point L for a total distance of about 100 metres.
7. The length of Footpath No. 19 to be diverted runs for an approximate distance of about 105 metres. The length to be diverted runs from point M on the map attached in a generally easterly direction to point K, which length is to be diverted onto the footway of the new estate road adjoining the carriageway shown by bold black dashes from point M to point K, a total distance of approximately 130 metres.
8. Although the diversions lead to slightly longer routes, they are not significantly different in nature (i.e. gradients), extent or direction to the existing routes. The end effect of the diversion order will result in the footpaths being encompassed within a fully urbanised environment.
9. A copy of the Order made on 14 September 2010 is attached.

IMPLICATIONS OF REPORT

10. This report does not have any implications in relation to the following areas:

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

GARY HALL
DIRECTOR of TRANSFORMATION

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Alex Jackson	5166	16 November 2010	***

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PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257

**CHORLEY BOROUGH COUNCIL PUBLIC FOOTPATH NO. 4 AND PUBLIC FOOTPATH
NO. 19 CHORLEY
PUBLIC PATH DIVERSION ORDER 2010**

This order is made by Chorley Borough Council under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpaths to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 namely the development of residential housing situate on land at Crosse Hall Mill Farm Chorley

BY THIS ORDER:

- 1 Footpath No. 4 over the land shown by bold black line on the map and Footpath No. 19 shown by a bold black line on the map and described in Part I of the Schedule to this Order ("the Schedule") shall be diverted as provided below.
- 2 There shall be created to the reasonable satisfaction of Chorley Borough Council an alternative highway for use as a replacement for the said footpaths as provided in Part 2 of the Schedule and shown by bold black dashes on the map.
- 3 The diversion of Footpath No. 4 and Footpath No. 19 shall have effect on the date on which Chorley Borough Council certify that the terms of Article 2 above have been complied with (the confirmation of this Order).
- 4 Morris Homes Limited is hereby required to pay for the cost of implementing this Order.
- 5 Where immediately before the date on which the footpath is diverted there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

SCHEDULE

PART 1

Description of site of existing paths

The first length of Footpath No. 4 to be diverted is from point A running in a generally northerly direction to point B, a total distance of approximately 112 metres as shown by a bold black line on the map.

The second length of Footpath 4 to be diverted is from point C northwards to point D on From Street, a total distance of approximately 112 metres as shown by a bold black line on the map

The length of Footpath No. 19 to be diverted is from point M in a generally easterly direction to point K on the map, a total distance of approximately 105 metres as shown by the bold black line on the map.

The third length of Footpath No.4 to be diverted is from point J in a generally southerly direction to point K and to point L on the map, a total distance of approximately 95 metres as shown by a bold black line on the map.

PART 2

Description of site of alternative highway

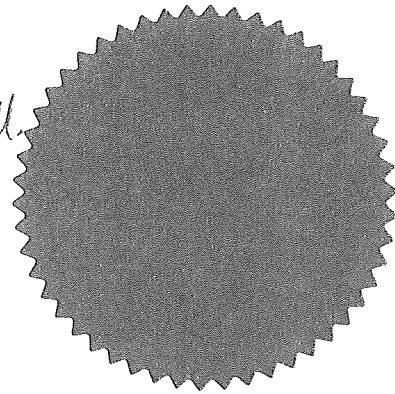
The first length of Footpath No.4 described in Part 1 of this Schedule to be diverted onto the footway of the new estate road, 2 metres in width running from point A by way of point E to point B, a total distance of approximately 141 metres as shown by bold black dashes on the map.

The second length of Footpath No. 4 described in Part 1 of this Schedule to be diverted on to the footway of the new estate road 2 metres in width as marked by bold black dashes C-F-G on the map and thence on to the new link footpath 2 metres in width as marked by bold black dashes G-H-D on the map a total distance of approximately 145 metres.

The length of Footpath No. 19 described in Part 1 of this Schedule to be diverted on to the footway of the new estate road 2 metres in width as marked by bold black dashes from point M to point K on the map a total distance of approximately 130 metres.

The third length of Footpath No. 4 described in Part 1 of this Schedule to be diverted onto the estate footpath 2 metres in width as marked by bold black dashes from point J to point L on the map a total distance of approximately 100 metres

The Common Seal of the Chorley Borough
Council was hereunto affixed on the
day of 14 September 2010

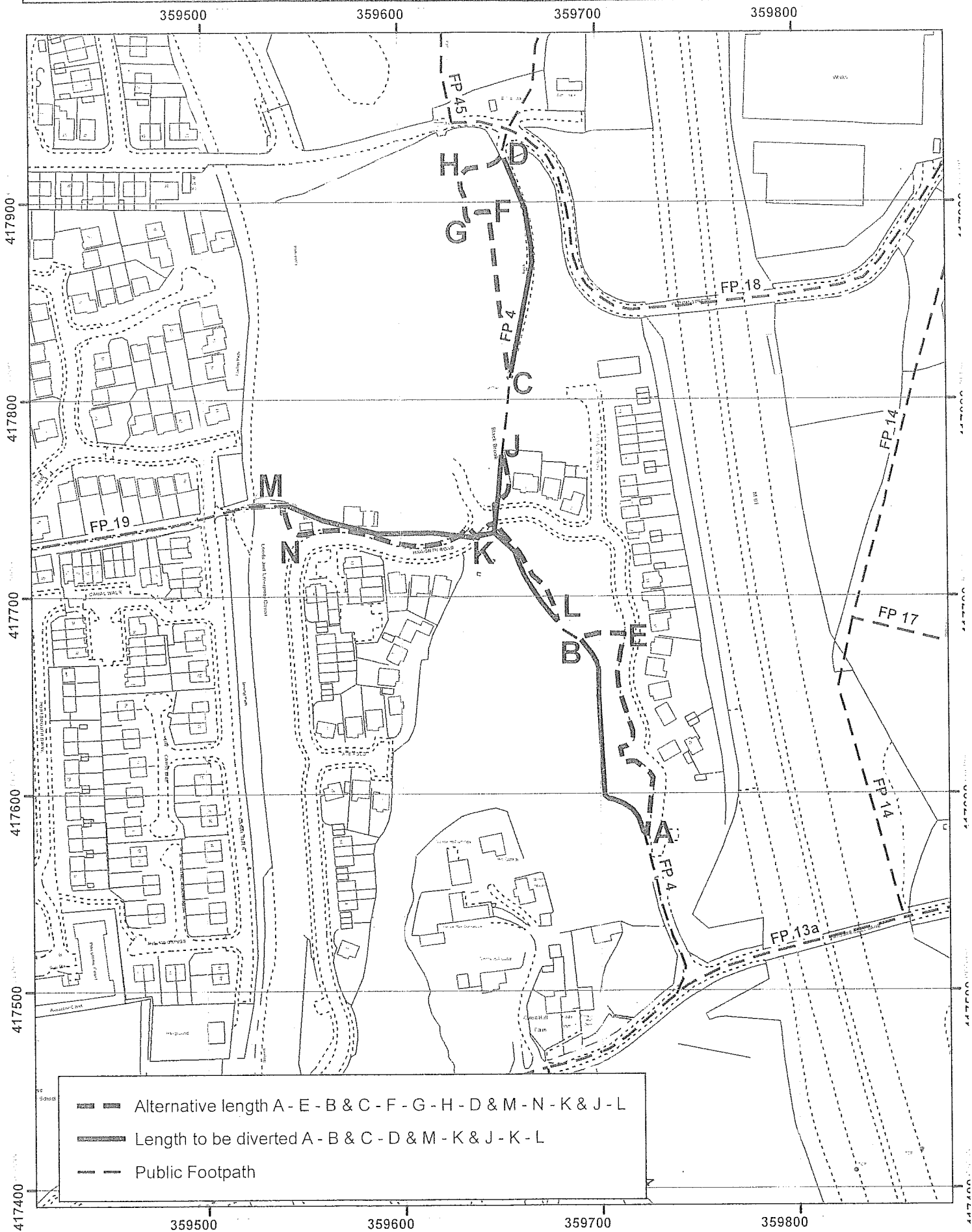


29398

Director of Transformation

Town and Country Planning Act 1990 - Section 257

Proposed diversion of parts of Public Footpath Nos. 4 and 19 Chorley, Chorley Borough



Chorley Borough Council

The digitised Rights of Way information should be used for guidance only as its accuracy cannot be guaranteed. Rights of Way information must be verified on the current Definitive Map before being supplied or used for any purpose.

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Report of	Meeting	Date
Director of Transformation	Development Control Committee	16 November 2010

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER NO. 2 (WHEELTON) 2010 WITH MODIFICATION

PURPOSE OF REPORT

1. To consider formal confirmation of the Tree Preservation Order No.2 (Wheelton) 2010 with modification.

RECOMMENDATION(S)

2. That Tree Preservation Order No.2 (Wheelton) 2010 be formally confirmed with modification to the location of the protected tree as described in paragraph 8 below.

REASONS FOR RECOMMENDATION(S)

3. Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the tree covered by the Order.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. Not to confirm the Order would mean allowing the Order, and thereby the protection conferred on the tree covered by the Order to lapse.

CORPORATE PRIORITIES

5. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the central Lancashire sub region		Improved access to public services	
Improving equality of opportunity and life chance		Develop the character and feel of Chorley as a good place to live	X
Involving People in their Communities		Ensure Chorley is a performing Organisation	

BACKGROUND

6. The order was made on 14 June 2010. The Order was made and served along with the statutory notice prescribed in Regulations on all those with an interest in the land on which the beech tree is situated on 14 June. The same documents were also served

owners/occupiers of adjacent properties. The order was made because on the assessment of the Council's Tree Officer the trees make a valuable contribution to the visual amenity of the area, being prominently situated and clearly visible to the public and that their removal would have a significant impact on the environment and its enjoyment by the public.

7. No objection has been received in response to the making of the above Order. It is therefore, now open to the Council to confirm the above Order as unopposed. The effect of formally confirming the Order will be to give permanent legal force to the Order, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without first having obtained lawful permission.
8. An error in the postal description of the land on which the single protected beech tree is situated was identified after the Order was made. The Schedule in the Order as made states that the tree is situated on the southern boundary of 1 Victoria Street Wheelton. In fact the correct description is on the southern boundary of 1 St. Paul's Close Wheelton. The description is contained in Schedule 1 to the Order. The plan is correct and Guidance issued by the Government states that ambiguity in the verbal description should be settled by reference to the position of the tree shown on the map.

DETAILS OF PROPOSALS

9. It is proposed that the above Tree Preservation Order is approved with modification to Schedule 1 to replace the words "Southern boundary of 1 Victoria Street Wheelton" with the words "Southern boundary of 1 St. Paul's Close Wheelton". The Order in all other respects is to remain the same.

IMPLICATIONS OF REPORT

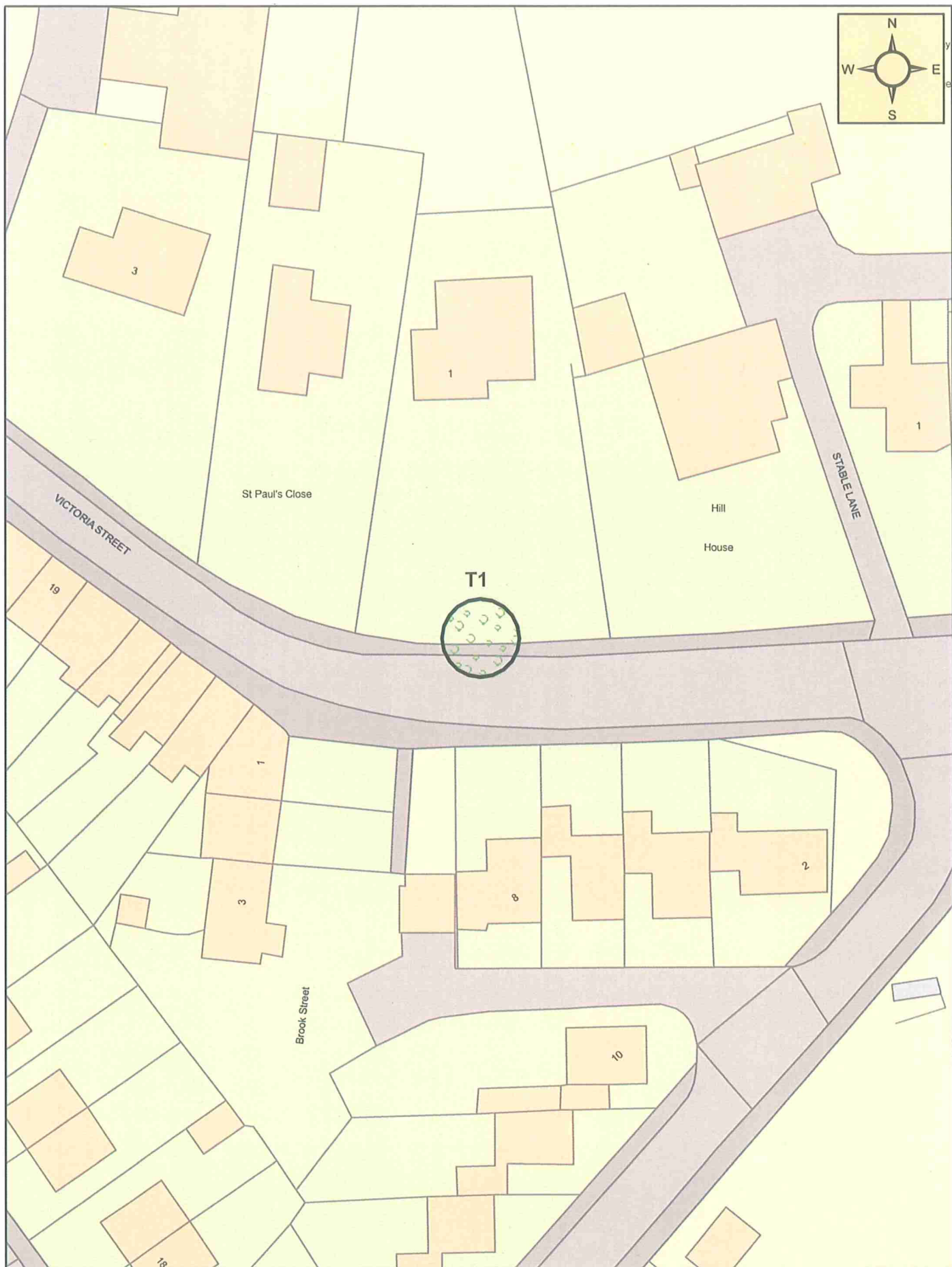
10. This report does not have any implications in relation to any of the following areas:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal			

GARY HALL
DIRECTOR OF TRANSFORMATION

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Alex Jackson	5166	16 November 2010	



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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	16 November 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 29 September and 2 November 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

- Appeal by Wainhomes (North West) Ltd against the Council's failure to issue a decision within 8 weeks for the demolition of existing dwelling (No 7 Chorley Old Road) and various outbuildings and the erection of 8 No detached dwellings (some with detached garages) at 5 - 7 Chorley Old Road, Whittle-le-Woods (Application No. 10/00703/FUL).
- Appeal by Mr Mike Catterall against the Development Control Committee's decision to refuse planning permission for 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) at Woodcock Barn, Runshaw Lane, Euxton (Application No. 09/00909/FUL).
- Appeal by Mr Chris Hamlet against the delegated decision to refuse planning permission for the erection of a two storey rear extension to create an extended sun lounge and an additional bedroom at 249 Preston Road, Coppull (Application No. 10/00369/FUL).

PLANNING APPEALS DISMISSED

7. Appeal by Telefonica O2 UK Ltd against the Development Control Committee's decision to refuse consent for prior notification for the erection of a 15m pole antenna and 2 associated ground base station equipment cabins (1.48m X 0.35m X 1.5m) at Land 5m North West Of 2 Studfold, Chancery Road, Astley Village (Application No. 10/00122/TEL).

PLANNING APPEALS ALLOWED

8. Appeal by Mr B Mercer against the Development Control Committee's decision to refuse planning permission for the retention of a field track at Holly Cottage, Back Lane, Heath Charnock (Application No. 09/00938/FUL).
9. Appeal by Mr & Mrs Gordon Brook against the delegated decision to refuse planning permission for the erection of a detached bungalow with integral garage including new access and driveway at Lyndseybrook Cottage, 179 Chorley Lane, Charnock Richard (Application No. 09/00947/FUL).

PLANNING APPEALS WITHDRAWN

10. None

ENFORCEMENT APPEALS LODGED

11. Appeal lodged against enforcement notice reference EN617 (Without planning permission the erection of a first floor side and rear extension at Little Knowley Farm, 19 Blackburn Road, Whittle-le-Woods).
12. Appeal lodged against enforcement notice reference EN618 (Without planning permission the erection of an outbuilding at Little Knowley Farm, 19 Blackburn Road, Whittle-le-Woods).
13. Appeal lodged against enforcement notice reference EN631 (Without planning permission the erection of a building for the processing, packaging and distribution of milk bottling plant at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull).
14. Appeal lodged against enforcement notice reference EN632 (Without planning permission the change of use of an agricultural building to the processing, packaging and distribution of milk at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull).
15. Appeal lodged against enforcement notice reference EN633 (Without planning permission the formation of a hardstanding for the parking and manoeuvring of vehicles at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull).
16. Appeal lodged against enforcement notice reference EN634 (Without planning permission the erection of silos for the storage of milk at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull).

ENFORCEMENT APPEALS DISMISSED

17. None

ENFORCEMENT APPEALS ALLOWED

18. None

ENFORCEMENT APPEALS WITHDRAWN

19. None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 20. Planning permission granted for the formation of a car park following the demolition of the existing ROSLA block at Southlands High School, Clover Road, Chorley (Application No. 10/00576/CTY)
- 21. Planning permission granted for the erection of 2.4m high security fencing and gates to the boundary of the school at Gillibrand Primary School, Grosvenor Road, Chorley (Application No. 10/00720/CTY).

GOVERNMENT OFFICE DECISIONS

22. None

IMPLICATIONS OF REPORT

23. 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 POLICY

Report Author	Ext	Date	Doc ID
Louise Taylor	5220	04.11.2010	

Background Papers				
	Document	Date	File	Place of Inspection
4	Letter from the Planning Inspectorate	20.10.2010	10/00703/FUL	Civic Offices, Union Street, Chorley or online at www.chorley.gov.uk/planning
5	"	20.10.2010	09/00909/FUL	
6	"	20.10.2010	10/00369/FUL	
7	"	22.10.2010	10/00122/TEL	
8	"	06.10.2010	09/00938/FUL	
9	"	11.10.2010	09/00947/FUL	
11	"	06.10.2010	EN617	
12	"	06.10.2010	EN618	
13	"	11.10.2010	EN631	
14	"	11.10.2010	EN632	
15	"	11.10.2010	EN633	
16	"	11.10.2010	EN634	
20	Notice from Lancashire County Council	30.09.2010	10/00576/CTY	
21	"	07.10.2010	10/00720/CTY	

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	16 November 2010

Planning Applications Decided by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 13 October 2010

Application No.	Recommendation	Location	Proposal
10/00804/FUL	Permit Full Planning Permission	The Orchard Back Lane Bretherton Ormskirk PR26 9BE	Erection of barn for the storage of hay and straw (re-submission of previously withdrawn application 10/00574/FUL)

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	16 Nov 2010

Planning Applications Decided by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 3 November 2010

Application No.	Recommendation	Location	Proposal
10/00171/FUL	Permit (Subject to Legal Agreement)	43 Town Road Croston Leyland PR26 9RA	Conversion of barn into residential dwelling
10/00477/TPO	Consent for Tree Works	Heatherdale Quaker Brook Lane Hoghton Lancashire PR5 0JA	Pruning of 3 trees at Heatherdale Quaker Brook Lane (TPO 10 (Hoghton) 1991
10/00588/FUL	Permit Full Planning Permission	Land 65m East Of 114 Cowling Brow Chorley Lancashire	Proposed single storey commercial building
10/00758/FUL	Permit Full Planning Permission	Winter View Farm Parr Lane Eccleston Chorley PR7 5RP	Erection of agricultural livestock building
10/00766/FUL	Permit Full Planning Permission	73 Town Road Croston Leyland PR26 9RA	Erection of detached garage with first floor office accommodation above
10/00800/FUL	Permit Full Planning Permission	Jacksons Arms Cunliffe Street Chorley PR7 2BA	Change of use from existing public house (Class A4) to large house in multiple occupation (class suit generis)
10/00840/FUL	Permit Full Planning Permission	9 St Peters Street Chorley PR6 0DS	Change of use of domestic garages into unit for food preparation

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	16 November 2010

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

Between 29 September and 2 November 2010

Plan Ref	09/00844/MNMA	Date Received	26.10.2009	Decision	Application Withdrawn
Ward:	Wheelton And Withnell	Date Decided	03.12.2009		
Proposal :	Non material amendment to approved two storey extension (Application No 09/00416/FUL)				
Location :	Logwood Mill Farm Brinscall Mill Road Wheelton Chorley PR6 8TD				
Applicant:	Mrs Kathryn Shacklady Logwood Mill Farm Brinscall Mill Road Wheelton Chorley PR6 8TD				
<hr/>					
Plan Ref	10/00195/MNMA	Date Received	11.03.2010	Decision	Minor Non- Material Amendment Accepted
Ward:	Euxton South	Date Decided	27.10.2010		
Proposal :	Insertion of 2 velux windows to garage roof extension				
Location :	59 Countess Way Euxton Chorley PR7 6PT				
Applicant:	Mr Andrew Wilson 59 Countess Way Euxton Chorley PR7 6PT				
<hr/>					
Plan Ref	10/00199/FUL	Date Received	12.03.2010	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	11.10.2010		
Proposal :	Conversion of existing farm shop to storage, conversion of part existing barn to be converted to new farm shop and cafe, conversion of other part of barn to be converted to a holiday let, demolition of equipment store, associated external works including car-park (resubmission of withdrawn application 09/00858/FUL)				
Location :	Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire				
Applicant:	Mr Frank Pooley Spout House Farm Blackburn Road Higher Wheelton Chorley Lancashire PR6 8HS				

Continued....

Plan Ref 10/00261/FUL **Date Received** 01.04.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 27.10.2010

Proposal : Proposed extensions to former agricultural building (converted to a dwelling) to create a front bedroom and porch and a rear family room, the insulation and white rendering of the external walls, pyramid roof light and replacement of UPVC windows with timber windows

Location : High Barn Wood Lane Heskin Lancashire PR7 5NU

Applicant: Mr Jonathan Ramsay High Barn Wood Lane Heskin Lancashire PR7 5NU

Plan Ref 10/00294/TPO **Date Received** 17.04.2010 **Decision** Refuse for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 07.10.2010

Proposal : Pruning of 3 trees at 11 Reeveswood - TPO 3 (Eccleston) 1991

Location : 11 Reeveswood Eccleston Chorley PR7 5RS

Applicant: 11 Reeveswood Eccleston Chorley PR7 5RS

Plan Ref 10/00343/TPO **Date Received** 30.04.2010 **Decision** Consent for Tree Works

Ward: Chorley South East **Date Decided** 07.10.2010

Proposal : Felling of Beech Tree covered by TPO 9 (Chorley) 2008

Location : Hoole Cottage Wigan Lane Chorley Lancashire PR7 4BY

Applicant: Mr Andy Lea Hoole Cottage Wigan Lane Chorley Lancashire PR7 4BY

Plan Ref 10/00364/TPO **Date Received** 10.05.2010 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 19.10.2010

Proposal : Pruning of 1 tree covered by TPO 7 (Euxton) 1994

Location : 19 Regents Way Euxton Chorley PR7 6PG

Applicant: Mr Thomas Bee 19 Regents Way Euxton Chorley PR7 6PG

Plan Ref 10/00367/FUL **Date Received** 12.05.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 04.10.2010

Proposal : Erection of a two storey rear extension to create additional living room and bedroom and single storey rear extension

Location : Tandeka Barn Bagganley Lane Knowley Chorley Lancashire

Applicant: Mr & Mrs James Conway Tandeka Barn, Bagganley Lane, Chorley, Lancashire, PR6 9AT

Plan Ref 10/00376/FUL **Date Received** 12.05.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 02.11.2010

Proposal : Demolition of the existing single storey extension and the erection of a single storey rear extension to create extended living space, erection of single storey side extension to create a garage on the existing disused driveway

Location : Grimshaw Farm Windmill Lane Brindle Chorley PR6 8NX

Applicant: Mr Derek Melling Grimshaw Farm Windmill Lane Brindle Chorley PR6 8NX

Plan Ref 10/00390/TPO **Date Received** 18.05.2010 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 07.10.2010

Proposal : Removal of cherry tree covered by TPO6(Clayton Le Woods) 2007.

Location : 72 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Applicant: Mr Alex Thompson 72 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Plan Ref 10/00453/TCON **Date Received** 07.06.2010 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 12.10.2010

Proposal : Felling of 2 trees and reduction of overgrown hedge

Location : Withnell Fold Farm Withnell Fold Chorley Lancashire PR6 8AZ

Applicant: Mr Alan Walton Withnell Fold Farm Withnell Fold Chorley Lancashire

Plan Ref 10/00486/FUL **Date Received** 14.06.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 01.10.2010

Proposal : Variation to site boundary fence from 1.4 m high fence to 1.8 m high fence

Location : Rawstorne Gardens Development Lawrence Lane Eccleston Lancashire

Applicant: Rowland Homes Ltd

Plan Ref 10/00495/TPO **Date Received** 15.06.2010 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 27.10.2010

Proposal : Removal of Oak tree covered by TPO 9 (Whittle-Le-Woods) 1987

Location : 107 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Applicant: Mrs Dixon 107 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref	10/00511/FUL	Date Received	21.06.2010	Decision	Refuse Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	18.10.2010		
Proposal :	Extension of existing bungalow by the raising of roof height to accommodate three rear dormers and a side/rear extension				
Location :	105 Town Lane Whittle-Le-Woods Chorley PR6 8AL				
Applicant:	Ms S Bhatti R B Estates Nook House Farm Mosney Fold Walton LE Dale Preston PR5 4NX				
Plan Ref	10/00524/FUL	Date Received	24.06.2010	Decision	Application Withdrawn
Ward:	Brindle And Hoghton	Date Decided	14.10.2010		
Proposal :	Erection of a detached dwelling (resubmission of application 10/00241/FUL)				
Location :	Land West Of And Adjacent To Bowfell Cottage Sandy Lane Brindle Lancashire				
Applicant:	Thistle Homes (NE) Ltd Lock Keepers Cottage Copthurst Lane Whittle-Le-Woods Chorley Lancashire PR6 8LT				
Plan Ref	10/00531/TCON	Date Received	28.06.2010	Decision	No objection to Tree Works
Ward:	Chorley North West	Date Decided	12.10.2010		
Proposal :	Felling of a Sycamore tree within a conservation area				
Location :	2 Queens Road Chorley PR7 1JU				
Applicant:	Kevills Solicitors 2 Queens Road Chorley PR7 1JU				
Plan Ref	10/00537/TPO	Date Received	29.06.2010	Decision	Consent for Tree Works
Ward:	Chisnall	Date Decided	07.10.2010		
Proposal :	Removal of three low branches on Beech tree covered by TPO 22 (Heskin)1991				
Location :	14 The Warings Heskin Chorley Lancashire PR7 5NZ				
Applicant:	Mr Alan Whittaker 14 The Warings Heskin Chorley Lancashire				
Plan Ref	10/00549/FUL	Date Received	01.07.2010	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	01.10.2010		
Proposal :	Application to replace an extant planning permission in order to extend the time limit for implementation for a change of use of existing mixed (A1/B1) use to tea rooms (A3)				
Location :	The Old Stables West Street Chorley PR7 2SJ				
Applicant:	Mr P T Kerfoot Bridge House, Blackburn Road, Wheelton, Chorley PR6 8EY				

Plan Ref 10/00550/FUL **Date Received** 02.07.2010 **Decision** Permit Full
Planning
Permission

Ward: Heath Charnock **Date Decided** 04.10.2010
And Rivington

Proposal : Erection of a first floor rear extension to create additional living space
Location : 31 Stonegate Fold Heath Charnock Chorley PR6 9DX
Applicant: Mr Christopher Noblett 31 Stonegate Fold Heath Charnock Chorley PR6 9DX

Plan Ref 10/00555/FUL **Date Received** 05.07.2010 **Decision** Permit Full
Planning
Permission

Ward: **Date Decided** 04.10.2010

Proposal : Application for new planning permission to replace extant outline planning permission 05/01003/OUT which permitted the re-location/replacement of the existing dwelling and the extant reserved matters permission 08/01248/REM
Location : Leyland Garden Centre 338 Southport Road Ulnes Walton Leyland Lancashire
Applicant: Leyland Garden Centre C/o Agent

Plan Ref 10/00556/FULMAJ **Date Received** 05.07.2010 **Decision** Permit Full
Planning
Permission

Ward: **Date Decided** 04.10.2010

Proposal : Application for new planning permission to replace extant outline planning permission 05/01002/OUTMAJ and the extant reserved matters permission 08/01249/REMMAJ which permitted the re-organisation of the garden centre, including alterations to access, erection of horticultural shade house, and extension to existing building, with demolition of existing dwelling and propagation house
Location : Leyland Garden Centre 338 Southport Road Ulnes Walton Leyland Lancashire
Applicant: Leyland Garden Centre C/o Agent

Plan Ref 10/00557/FUL **Date Received** 06.07.2010 **Decision** Permit Full
Planning
Permission

Ward: Wheelton And **Date Decided** 13.10.2010
Withnell

Proposal : Conversion of existing garage/stable building to a two storey residential dwelling with a single storey extension
Location : The Cottage Roscoe Fold Briers Brow Wheelton Lancashire
Applicant: Mr Chris Nuttall The Cottage Briers Brow Wheelton Chorley PR6 8JT

Plan Ref 10/00560/COU **Date Received** 06.07.2010 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 08.10.2010

Proposal : Re-building of building B and permanent use as a wood workshop
Location : Wignall's Barn 145 South Road Bretherton Leyland Lancashire
Applicant: S & A Wignall Jumps Farm 147 South Road Bretherton Leyland Lancashire PR26 9AJ

Plan Ref 10/00563/COU **Date Received** 07.07.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.10.2010

Proposal : Retrospective application for a change use of building A (permitted as a wood workshop) to office

Location : Wignall's Barn 145 South Road Bretherton Leyland Lancashire

Applicant: S & A Wignall Jumps Farm 147 South Road Bretherton Leyland Lancashire PR26 9AJ

Plan Ref 10/00566/FUL **Date Received** 07.07.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.10.2010

Proposal : Proposed single storey front extension incorporating raised platform area to front

Location : 37 Carrington Road Adlington Chorley PR7 4RN

Applicant: Mr T Hendry 37 Carrington Road Adlington Chorley Lancs PR7 4RN

Plan Ref 10/00567/FUL **Date Received** 07.07.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 27.10.2010

Proposal : Demolition of existing detached garage and the erection of a single storey side/rear extension to create a new garage attached to dwelling. Single storey rear extension and a pitched roof over existing flat roof rear extension

Location : 380 Langton Brow Eccleston Chorley PR7 5PB

Applicant: Mrs Kathleen Cowell 380, Langton Brow Eccleston Chorley Lancashire PR7 5PB UK

Plan Ref 10/00582/FUL **Date Received** 12.07.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.10.2010

Proposal : Extension to existing front porch

Location : Logwood Mill Farm Brinscall Mill Road Wheelton Chorley PR6 8TD

Applicant: Mrs Kathryn Shacklady Logwood Mill Farm Brinscall Mill Road Wheelton Chorley PR6 8TD

Plan Ref 10/00583/FUL **Date Received** 12.07.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 06.10.2010

Proposal : Erection of a single storey rear extension to create additional living space and erection of detached garage

Location : 68 Rookwood Avenue Chorley PR7 1RG

Applicant: Mr Simon Towler 68 Rookwood Avenue Chorley PR7 1RG

Plan Ref 10/00606/FUL **Date Received** 19.07.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 05.10.2010

Proposal : Installation of first floor front facing window and re-organisation of ground floor front facing windows and door to previously approved two storey front extension (application ref: 09/00213/FUL)

Location : Worsley Cottage Victoria Street Wheelton Chorley PR6 8HG

Applicant: Mr & Mrs Walsh Worsley Cottage Victoria Street Wheelton Chorley PR6 8HG

Plan Ref 10/00613/FUL **Date Received** 19.07.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 19.10.2010

Proposal : Convert existing barn to provide bedroom and wet room as an extension to dwelling

Location : Bogburn Hall Barn Bogburn Lane Coppull Chorley PR7 5JF

Applicant: Mrs Marjorie Riding Bogburn Hall Barn Bogburn Lane Coppull Chorley PR7 5JF

Plan Ref 10/00614/FUL **Date Received** 19.07.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 02.11.2010

Proposal : Erection of first floor extensions to either side of property to create two storey 4 bedroom dwelling, new pitched roof over dwelling, erection of single storey side extension to create additional garage, utility room and family room and side porch extension

Location : -35 Beechfields Eccleston Chorley PR7 5RF

Applicant: Mr John Woodman 35 Beechfields Eccleston Chorley PR7 5RF

Plan Ref 10/00604/FUL **Date Received** 20.07.2010 **Decision** Application Withdrawn

Ward: Eccleston And Mawdesley **Date Decided** 07.10.2010

Proposal : Change of use and works to existing buildings to create 2 dwellings and 2 garages

Location : Land North West Of And Adjacent To Back House Barn Hall Lane Mawdesley Lancashire

Applicant: Thomas Mawdsley Building Contractor Towngate Works Dark Lane Mawdesley Lancs L40 2QU UK

Plan Ref 10/00619/ADV **Date Received** 20.07.2010 **Decision** Advertising Consent

Ward: Pennine **Date Decided** 05.10.2010

Proposal : Erection of notice board to display information for residents

Location : 25 Ryefield Heapey Chorley PR6 8ES

Applicant: Chorley Committee Housing 24 - 28 Gillibrand Street Chorley Lancs PR7 2EJ

Plan Ref 10/00639/FUL **Date Received** 23.07.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 04.10.2010

Proposal : Erection of a single storey side extension to create conservatory
Location : 16 The Meadows Heskin Chorley Lancashire PR7 5NR
Applicant: Mr Roy Baxendale 16 The Meadows Heskin Chorley Lancashire

Plan Ref 10/00643/FUL **Date Received** 26.07.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 18.10.2010

Proposal : Conversion of former mill building to 4 bedroom residence and 1 bedroom annex
Location : 5 Station Road Croston Leyland PR26 9RJ
Applicant: Evolution PM Ltd 9 Orrell Road Orrell Wigan Lancs WN5 8EY

Plan Ref 10/00649/FUL **Date Received** 27.07.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 04.10.2010

Proposal : Erection of a two storey side extension to create additional living accommodation.
Location : 47 The Willows Chorley Lancashire PR7 3RQ
Applicant: Mr Green 47 The Willows Eaves Green Chorley Lancs

Plan Ref 10/00647/FUL **Date Received** 28.07.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 13.10.2010

Proposal : Relocation of plant to treat waste water from dry pet food production process
Location : Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland
Applicant: Golden Acres Group The Barons Church Road Tarlton Preston PR4 6UP

Plan Ref 10/00655/FUL **Date Received** 28.07.2010 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 04.10.2010

Proposal : Change of use of the ground floor from shop to residential accommodation to form single dwelling unit, erection of single storey rear extension to create utility room and garden wall to front.
Location : 21 Yarrow Road Chorley PR6 0LU
Applicant: Mr M Dunkerley 21 Yarrow Road Chorley PR6 0LU

Plan Ref 10/00663/FUL **Date Received** 29.07.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.10.2010

Proposal : Extension of time limit (application 07/01070/FUL) for erection of two storey & single storey extensions to farmhouse and erection of detached double garage

Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Applicant: Mr Joe Morgan Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Plan Ref 10/00698/FUL **Date Received** 29.07.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.10.2010

Proposal : Extension of time limit (application No 07/01257/FUL) for change of use and alteration to barn to form one dwelling.

Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Applicant: Mr Joe Morgan Miry Fold Farm Briers Brow Wheelton Lancashire

Plan Ref 10/00701/LBC **Date Received** 29.07.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 22.10.2010

Proposal : Extension to time limit (07/01071/LBC) for refurbishment of cottages including single storey rear extensions and garage

Location : The Cottages Miry Fold Farm Briers Brow Wheelton Lancashire

Applicant: Mr Joe Morgan Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Plan Ref 10/00670/FUL **Date Received** 02.08.2010 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 02.11.2010

Proposal : Erection of 3 no. canopies

Location : Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU

Applicant: The School Governors Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU

Plan Ref 10/00678/TPO **Date Received** 04.08.2010 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 02.11.2010

Proposal : Pruning and felling of trees covered by TPO 1 (Euxton) 1971

Location : 6 Euxton Hall Gardens Euxton Chorley PR7 6PB

Applicant: Mr D Preston 6 Euxton Hall Gardens Euxton Chorley PR7 6PB

Plan Ref	10/00680/FUL	Date Received	04.08.2010	Decision	Refuse Full Planning Permission
Ward:	Heath Charnock And Rivington		Date Decided	04.10.2010	
Proposal :	Proposed lighting on car park				
Location :	Black Horse Inn Long Lane Heath Charnock Chorley Lancashire				
Applicant:	Trust Inns Ltd. Trust Inns Ltd. Blenheim House Ackhurst Park Chorley LAncs PR7 1NY				
Plan Ref	10/00681/COU	Date Received	04.08.2010	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	29.09.2010		
Proposal :	Proposed change of use from use as pre metal treatment and surface coatings to warehousing and distribution, light manufacturing and offices				
Location :	Chapel Lane Business Park Chapel Lane Coppull Chorley PR7 4NB				
Applicant:	Harrisons Packaging Ltd 160 Wigan Road Euxton Chorley Lancs PR7 6JW				
Plan Ref	10/00687/FUL	Date Received	06.08.2010	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	01.10.2010		
Proposal :	Proposal to move the existing 2.0 metre fence 2.0 metre so that the front and rear gardens are divided				
Location :	2 Coppull Moor Lane Coppull Chorley Lancashire PR7 4LL				
Applicant:	Mr Brian Poole 2 Coppull Moor Lane Coppull Chorley Lancashire PR7 4LL				
Plan Ref	10/00689/FUL	Date Received	09.08.2010	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	05.10.2010		
Proposal :	Demolition of the existing garage/conservatory and the erection of a single storey side/rear extension to create a integrated garage, additional living space and a sun room				
Location :	56 Walgarth Drive Chorley PR7 2QN				
Applicant:	Mr Brian Higginson 56 Walgarth Drive Chorley PR7 2QN				
Plan Ref	10/00690/FUL	Date Received	09.08.2010	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	05.10.2010		
Proposal :	Erection of a two storey side and rear extensions, the conversion of existing garage to create additional living space				
Location :	7 Millbrook Close Wheelton Chorley PR6 8JY				
Applicant:	Mr Stuart Briggs 7 Millbrook Close Wheelton Chorley Lancashire PR6 8JY UK				

Plan Ref 10/00694/FUL **Date Received** 10.08.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.11.2010

Proposal : Erection of a single storey rear extension to create sun lounge and conversion of the existing single garage into a kitchen/dining area

Location : 174 Southport Road Ulnes Walton Leyland Lancashire PR26 8LN

Applicant: Mr & Mrs Smith 174 Southport Road Ulnes Walton Leyland Lancashire PR26 8LN

Plan Ref 10/00695/ADV **Date Received** 10.08.2010 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 05.10.2010

Proposal : Display of 2no. illuminated signs and 2no. non-illuminated signs

Location : Chorley Citizen Newspapers 45 - 47 Pall Mall Chorley Lancashire PR7 3LT

Applicant: Funeralcare Strategy and Development 1st Floor Hanover Building Hanover Street Manchester Greater Manchester M60 0AD UK

Plan Ref 10/00700/FUL **Date Received** 11.08.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.10.2010

Proposal : Extension to time limit (07/01240/FUL) for refurbishment of cottages including single storey rear extensions and garage

Location : The Cottages Miry Fold Farm Briers Brow Wheelton Lancashire

Applicant: Mr Joe Morgan Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Plan Ref 10/00702/FUL **Date Received** 11.08.2010 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 04.10.2010

Proposal : Demolition of out buildings to form new cattle shelter

Location : Runshaw Moor Farm Runshaw Lane Euxton Chorley PR7 6HD

Applicant: Mr G GRIMSHAW Runshaw Moor Farm Runshaw Lane Euxton Chorley PR7 6HD

Plan Ref 10/00704/FUL **Date Received** 11.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 05.10.2010

Proposal : Erection of a dormer extension to the front/rear of the dwellinghouse

Location : 10 Stonyhurst Chorley PR7 3NR

Applicant: John Wells 10 Stonyhurst Chorley PR7 3NR

Plan Ref 10/00705/FUL **Date Received** 11.08.2010 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 11.10.2010

Proposal : Erection of two 6m x12m double conic pavilion canopies in a communal area outside B-Block

Location : Rivington And Blackrod High School Rivington Lane Rivington Bolton Lancashire

Applicant: Rivington & Blackrod High School Rivington Lane Rivington Horwich Bolton Greater Manchester BL6 7RU United Kingdom

Plan Ref 10/00711/DIS **Date Received** 12.08.2010 **Decision** Condition(s) discharged

Ward: **Date Decided** 04.10.2010

Proposal : Discharge of conditions attached to planning application approval 10/00350/REMMAJ

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

Applicant: Redrow Redrow Homes Lancashire Redrow House 14 Eaton Avenue Matrix Office Park Buckshaw Village Chorley Lancashire PR7 7NA

Plan Ref 10/00714/FUL **Date Received** 13.08.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 04.10.2010

Proposal : Remove hedge to the front of the property and replace with brick wall with wrought iron fencing above

Location : 27 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

Applicant: Mr John Hargreaves

Plan Ref 10/00715/FUL **Date Received** 13.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 11.10.2010

Proposal : Erection of a single storey rear extension to create conservatory

Location : Valley View Clover Road Chorley PR7 2NL

Applicant: Mr & Mrs Millard Valley View Clover Road Chorley PR7 2NL

Plan Ref 10/00716/FUL **Date Received** 16.08.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 01.10.2010

Proposal : Extension and change of use from garage to bungalow

Location : Church View Vicarage Close Adlington Chorley PR6 9QP

Applicant: Mr David Ashmore Church View Vicarage Close Adlington Chorley Lancs PR6 9QP

Plan Ref 10/00718/FUL **Date Received** 16.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.10.2010

Proposal : Erection of a two storey rear/side extension to create additional living space
Location : 46 Botany Brow Chorley Lancashire PR6 0JW
Applicant: Mr James Hart Clover Road Chorley Lancashire PR7 2NL Uk

Plan Ref 10/00724/FUL **Date Received** 16.08.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 02.11.2010

Proposal : Demolition of the existing rear external staircase and erection of new staircase to side elevation.
Location : Tincklers House Tincklers Lane Eccleston Lancashire PR7 5QX
Applicant: Mr And Mrs Reeves Tincklers House Tincklers Lane Eccleston Lancashire PR7 5QX

Plan Ref 10/00721/FUL **Date Received** 17.08.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 01.10.2010

Proposal : Resubmission to sub divide large property into two separate dwellings
Location : Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ
Applicant: Mr John Dickinson 704 Preston Road Clayton le Woods Chorley Lancashire PR6 7EJ England

Plan Ref 10/00722/FUL **Date Received** 17.08.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 11.10.2010

Proposal : Demolition of existing attached side garage and erection of a first floor side extension to create new master bedroom and en-suite incorporating first floor Juliet Balcony. Erection on a single storey rear extension to create an enlarged kitchen.
Location : Ridley House Ridley Lane Ulnes Walton Leyland Lancashire
Applicant: Mr Ian Trafford Ridley House Ridley Lane Ulnes Walton Leyland Lancashire PR26 9JA

Plan Ref 10/00728/DIS **Date Received** 17.08.2010 **Decision** Condition(s) discharged

Ward: Chisnall **Date Decided** 04.10.2010

Proposal : Application to discharge conditions attached to planning application 10/00359/FULMAJ
Location : Dog And Partridge 30 Chorley Lane Charnock Richard Chorley PR7 5ES
Applicant: Arley Homes North West Ltd The Old Rectory Rectory Lane Winwick Cheshire WA2 8LE

Plan Ref 10/00729/FUL **Date Received** 17.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 27.10.2010

Proposal : Erection of a single story side extension to create a conservatory

Location : 77 Highfield Road South Chorley PR7 1RH

Applicant: Mr Cornthwaite 77 Highfield Road South Chorley PR7 1RH

Plan Ref 10/00730/FUL **Date Received** 18.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 11.10.2010

Proposal : Erection of a flat roof infill extension forming WC's, a store and a walkway. The erection of a new steel canopy with a curved roof to form a covered outdoor playing area for the EYFS(Early Years Foundation Stage)

Location : St Peters C Of E Junior School Eaves Lane Chorley PR6 0DX

Applicant: St Peter's C Of E Primary School St Peters C Of E Junior School Eaves Lane Chorley PR6 0DX

Plan Ref 10/00733/FUL **Date Received** 18.08.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
North **Date Decided** 06.10.2010

Proposal : Erection of a single storey side extension to create conservatory.

Location : 51 Barleyfield Clayton-le-Woods Bamber Bridge Preston Lancashire

Applicant: Mr Denver 51 Barleyfield Clayton-le-Woods Bamber Bridge Preston Lancashire PR5 8JH

Plan Ref 10/00737/FUL **Date Received** 18.08.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 05.10.2010

Proposal : Erection of a single storey rear extension to create additional living room

Location : 19 Camellia Drive Clayton-Le-Woods Leyland PR25 5RW

Applicant: Mrs Maxine Monks 19 Camellia Drive Clayton-Le-Woods Leyland PR25 5RW

Plan Ref 10/00750/FUL **Date Received** 23.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 11.10.2010

Proposal : Erection of new glazed porch to front elevation and single storey extension to rear and side to create dining room and enlarged kitchen.

Location : 49 Winchester Avenue Chorley PR7 4AQ

Applicant: Mr David Hughes 49 Winchester Avenue Chorley PR7 4AQ

Plan Ref 10/00751/FUL **Date Received** 23.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 19.10.2010

Proposal : Demolition of existing rear extension and erection of two storey side extension to form a new dwelling (amendment to planning approval 00/00683/FUL)

Location : 6 Weldbank Street Chorley Lancashire PR7 3NL

Applicant: Mr Anthony Eaves 27 Deerfold Astley Village Chorley Lancashire PR7 1UD

Plan Ref 10/00753/FUL **Date Received** 23.08.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 11.10.2010

Proposal : Erection of a garden shed

Location : 27 Withnell Fold Chorley Lancashire PR6 8BA

Applicant: Mrs Patricia Carnovale 27 Withnell Fold Chorley Lancashire PR6 8BA

Plan Ref 10/00754/LBC **Date Received** 23.08.2010 **Decision** Grant Listed Building Consent

Ward: Chorley South East **Date Decided** 25.10.2010

Proposal : Application for listed building consent for internal alterations.

Location : 28 St Georges Street Chorley PR7 2AA

Applicant: Clear Softwear Mrs Jan Rathbone Clearwater May Close Headley Hampshire GU35 8LR

Plan Ref 10/00760/FUL **Date Received** 24.08.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.10.2010

Proposal : Erection of single storey side/rear extension incorporating further projection to single storey rear extension (amendment to planning permission 10/00025/FUL)

Location : 43 Westhoughton Road Adlington Chorley PR7 4EU

Applicant: Miss Tracey Fletcher 43 Westhoughton Road Adlington Chorley PR7 4EU

Plan Ref 10/00761/TPO **Date Received** 25.08.2010 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 27.10.2010

Proposal : Pruning of 7 No trees and the felling of 5 other at St Josephs Church covered by TPO 6 2003 & TPO 8 2002 (Anderton)

Location : St Josephs Roman Catholic Church Bolton Road Anderton Chorley PR6 9LX

Applicant: St Josephs Roman Catholic Church

Plan Ref 10/00762/FUL **Date Received** 25.08.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 21.10.2010

Proposal : Single storey side extension to form garage and utility, and first floor side extension to form additional bedrooms

Location : 56 Lonsdale Drive Croston Leyland Lancashire PR26 9SB

Applicant: Chris Boucher 56 Lonsdale Drive Croston Leyland Lancashire PR26 9SB

Plan Ref 10/00765/FUL **Date Received** 25.08.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 19.10.2010

Proposal : Erection of a single storey side extension to create an orangery

Location : 10 Dove Cote Clayton-Le-Woods Chorley PR6 7AY

Applicant: Mr R Smith 10 Dove Cote Clayton-Le-Woods Chorley PR6 7AY

Plan Ref 10/00769/FUL **Date Received** 27.08.2010 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 22.10.2010

Proposal : Rear double garage, rear orangerie and internal alterations

Location : Hillmore 110 Wigan Road Euxton Chorley PR7 6JT

Applicant: Tim Steele 4 Oak Avenue Euxton Chorley PR7 6JP

Plan Ref 10/00772/FUL **Date Received** 27.08.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.10.2010

Proposal : Replacement of existing flat roof to garage with a pitched roof

Location : 14 Banner Close Eccleston Chorley PR7 5QJ

Applicant: Mr David Brooks 14 Banner Close Eccleston Chorley PR7 5QJ

Plan Ref 10/00773/FUL **Date Received** 27.08.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 01.11.2010

Proposal : Erection of a single storey side extension to create sun lounge, and infill of canopy at rear.

Location : Moss Hey North Road Bretherton Lancashire PR26 9AY

Applicant: Mr Neil Yates Moss Hey North Road Bretherton Lancashire PR26 9AY

Plan Ref	10/00775/FUL	Date Received	31.08.2010	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods West And Cuerden	Date Decided	26.10.2010		
Proposal :	Demolition of the existing conservatory and the erection of a two storey side extension to create study, kitchen and bedroom with en- suite at first floor. Erection of a single storey rear extension to create living room.				
Location :	2 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE				
Applicant:	Mr J Nickson 2 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE				
Plan Ref	10/00776/FUL	Date Received	31.08.2010	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	27.10.2010		
Proposal :	Change of use from Residential (C3) to an Independent Financial Advisor Firm (Offices, B1) Including alterations to front garden and walls (erection of non-illuminated signage assessed under application: 10/00777/ADV)				
Location :	281 Spendmore Lane Coppull Chorley PR7 5DF				
Applicant:	MML Financial Associates Ltd				
Plan Ref	10/00777/ADV	Date Received	31.08.2010	Decision	Advertising Consent
Ward:	Chisnall	Date Decided	27.10.2010		
Proposal :	Erection of non-illuminated sign to the front of the property (internal alterations and change of use assessed with the application 10/00776/FUL)				
Location :	281 Spendmore Lane Coppull Chorley PR7 5DF				
Applicant:	MML Financial Associates Ltd				
Plan Ref	10/00778/FUL	Date Received	31.08.2010	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	22.10.2010		
Proposal :	Erection of a single storey rear extension to create a new dinning kitchen plan area				
Location :	Ring O Bells Leyland Lane Ulnes Walton Leyland PR26 8LB				
Applicant:	Mr Graham Deacon Boyes Farm Leyland Lane Leyland. Lancashire. PR26 8LB.				
Plan Ref	10/00787/LBC	Date Received	31.08.2010	Decision	Grant Listed Building Consent
Ward:	Chisnall	Date Decided	19.10.2010		
Proposal :	Convert existing barn to provide bedroom and wet room as an extension to dwelling				
Location :	Bogburn Hall Barn Bogburn Lane Coppull Chorley PR7 5JF				
Applicant:	Mrs Marjorie Riding Bogburn Hall Barn Bogburn Lane Coppull Chorley PR7 5JF				

Plan Ref	10/00804/FUL	Date Received	07.09.2010	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	15.10.2010		
Proposal :	Erection of barn for the storage of hay and straw (re-submission of previously withdrawn application 10/00574/FUL)				
Location :	The Orchard Back Lane Bretherton Ormskirk PR26 9BE				
Applicant:	Mr Mark Williams Holly Farm South Road Bretherton Leyland PR26 9AJ				
Plan Ref	10/00805/TPO	Date Received	07.09.2010	Decision	Refuse for Tree Works
Ward:	Wheelton And Withnell	Date Decided	14.10.2010		
Proposal :	Felling of Oak tree in the rear garden				
Location :	4 Withnell Fold Chorley Lancashire PR6 8BA				
Applicant:	Mr Liam Ainsworth 4 Withnell Fold Chorley Lancashire PR6 8BA				
Plan Ref	10/00807/FUL	Date Received	08.09.2010	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	02.11.2010		
Proposal :	Erection of proposed disabled persons access ramp and steps				
Location :	The Lodge 41 St Thomas's Road Chorley Lancashire PR7 1JE				
Applicant:	Creative Support Ltd Dale House 35 Dale Street Piccadilly Manchester M1 2HF				
Plan Ref	10/00813/DIS	Date Received	09.09.2010	Decision	Condition(s)) discharged
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	28.10.2010		
Proposal :	Application for discharge of conditions 3 (external facing materials), 4 (hard surfaced areas) and 8 (landscaping)				
Location :	105 Preston Road Whittle-Le-Woods Chorley PR6 7PJ				
Applicant:	Mr John Whittle 105 Preston Road Whittle-Le-Woods Chorley PR6 7PJ				
Plan Ref	10/00814/FUL	Date Received	10.09.2010	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	27.10.2010		
Proposal :	Demolition of existing single storey side building and erection of new two storey side and rear extension and rear single storey sun-room. Revision to original approved application (09/00265/FUL) due to existing sewer.				
Location :	41 Astley Road Chorley PR7 1RR				
Applicant:	Mr B Wildman 41 Astley Road Chorley PR7 1RR				

Plan Ref 10/00817/LBC **Date Received** 10.09.2010 **Decision** Grant Listed Building Consent

Ward: Brindle And Hoghton **Date Decided** 28.10.2010

Proposal : Internal and external alterations and the installation of new entrance gates
Location : Higher Close House Bolton Road Withnell Chorley PR6 8BY
Applicant: Ms C Dawson Gerrard 15 Linden Grove Chorley Lancashire PR6 7BN

Plan Ref 10/00815/FUL **Date Received** 11.09.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 02.11.2010

Proposal : Rear Extension
Location : 48 Kingsway Euxton Chorley PR7 6PP
Applicant: Mr & Mrs Frearson 48 Kingsway Euxton Chorley PR7 6PP

Plan Ref 10/00816/FUL **Date Received** 11.09.2010 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 02.11.2010

Proposal : Erection of a single storey rear extension to create additional living space and relocation of detached garage
Location : 88 Runshaw Lane Euxton Chorley PR7 6AX
Applicant: Mr & Mrs Byron 88 Runshaw Lane Euxton Chorley PR7 6AX

Plan Ref 10/00826/TCON **Date Received** 14.09.2010 **Decision** Object to Tree Felling

Ward: Wheelton And Withnell **Date Decided** 01.11.2010

Proposal : The felling of two trees
Location : Abbeystead Farm 127 Bolton Road Abbey Village Chorley Lancashire
Applicant: H Nicol, P Turner & S Gardner 127 Bolton Road Abbey Village Chorley Lancashire PR6 8DP

Plan Ref 10/00836/FUL **Date Received** 15.09.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 29.10.2010

Proposal : Demolish existing single storey rear extension and erect a rear extension to ground and first floors and a detached garage
Location : 81 Pilling Lane Chorley Lancashire PR7 3ED
Applicant: Mr B J Pilkington 81 Pilling Lane Chorley Lancs PR7 3ED

Plan Ref 10/00887/ECC **Date Received** 01.10.2010 **Decision** No objection to Ecclesiastical Exemption

Ward: Eccleston And Mawdesley **Date Decided** 18.10.2010

Proposal : Re-opening of existing floor level grilles, brass floor grilles, the introduction of motorised ceiling rose vent flaps (hidden), roof and ridge vents.
Location : St Peter And St Pauls R C Church Ridley Lane Mawdesley
Applicant: The Rev Gerald Anders C/O Cassidy & Ashton Architects 7 East Cliff Preston PR1 3JE

Plan Ref 10/00909/DIS **Date Received** 08.10.2010 **Decision** Condition(s) discharged

Ward: Wheelton And Withnell **Date Decided** 18.10.2010

Proposal : Application to discharge condition 4 attached to planning approval 10/00679/FUL
Location : Golden Lion Hotel 369 Blackburn Road Higher Wheelton Chorley Lancashire
Applicant: Daniel Thwaites Plc Po Box 50 Star Brewery Blackburn BB1 5BU

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