



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 11th January 2011

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.

23 December 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 11TH JANUARY 2011

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, 11th January 2011 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 44)**

To confirm the minutes of the Development Control Committee meeting held on 14 December 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 45 - 46)**

A table of planning applications to be determined is enclosed.

Please note that copies of the location and layout plans are in a separate pack (where applicable) that has come with this agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning application on our website:

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

- (a) 10/00735/OUTMAJ - Land 110m West of Coppull Enterprise Centre, Mill Lane, Coppull, Chorley (Pages 47 - 58)

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

- (b) 10/00812/FULMAJ - White Bear Marina, Park Road, Adlington, Chorley (Pages 59 - 64)

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

- (c) 10/01015/FUL - Formerly Multipart Distribution Limited, Pilling Lane, Chorley (Pages 65 - 72)

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

5. **Objection to Tree Preservation Order No. 6 (Whittle-le-Woods) 2010** (Pages 73 - 74)

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

6. **Objection to Tree Preservation Order No 10 (Abbey Village) 2010** (Pages 75 - 78)

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

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

Planning applications delegated on:

- (a) 14 December 2010 (schedule enclosed) (Pages 79 - 80)

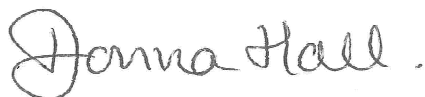
- (b) 22 December 2010 (schedule enclosed) (Pages 81 - 82)

8. **Planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers** (Pages 83 - 94)

A schedule of the applications determined between 2 December 2010 and 24 December 2010 is enclosed.

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

Yours sincerely



Donna Hall
Chief Executive

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Democratic and Member Services Officer
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Distribution

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

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

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

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

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Development Control Committee

Tuesday, 14 December 2010

Present: Councillor Harold Heaton (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alistair Bradley, Henry Counce, Alan Cullens, David Dickinson, Roy Lees, June Molyneaux, Simon Moulton and Mick Muncaster

Officers: Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader), Liz Beard (Principal Planning Officer) and Cathryn Barrett (Democratic and Member Services Officer)

Also in attendance: Councillors Judith Boothman, Marion Lowe and Peter Wilson

10.DC.218 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Christopher France and Councillor Ralph Snape.

10.DC.219 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 16 November 2010 be confirmed as a correct record and signed by the Chair.

10.DC.220 DECLARATIONS OF ANY INTERESTS

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

10/00770/FUL – Councillor Alan Cullens

10.DC.221 PLANNING APPLICATIONS TO BE DETERMINED

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

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

- (a) **10/00131/FULMAJ - Land 400m East of 41 Wigan Lane, Coppull, Lancashire**

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

(The Committee received representations from a neighbouring Ward Councillor objecting to the proposals)

Application No: 10/00131/FULMAJ
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
 Decision:

It was proposed by Councillor June Molyneaux, seconded by Councillor Roy Lees and subsequently unanimously **RESOLVED – To refuse full retrospective planning permission for the following reason:**

1. **The proposed development would be located within the Green Belt. The development site is also set within an accessible area with several public footpaths with views into the site. The development on site incorporates buildings within the definition of the Town & County Planning Act 1990 used in association with the use applied for and these buildings represent inappropriate development within the Green Belt (para 3.4 PPG2) and do not represent essential facilities as defined within para 3.5 of PPG2. The proposal is not therefore considered to be in accordance with Planning Policy Guidance note 2 and reiterated by Chorley Borough Local Plan Review Policy DC1 in terms of material change in the use of the land due to the facilities associated with the use. It is not considered that the applicant has put forward a case for very special circumstances that outweighs the total harm to the Green Belt to justify permitting the proposal. It is also considered contrary to PPG17 in that the facilities associated with the development are above what are considered essential.**

(b) **10/00770/FUL - Land Bounded by Park Road and 1 Acresfield, Adlington, Lancashire**

Councillor Alan Cullens declared a prejudicial interest and left the meeting for the duration of this item.

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

(The Committee received representations from a Ward Councillor objecting to the proposals)

Application No: 10/00770/FUL
 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, Lancashire
 Decision:

It was proposed by Councillor June Molyneaux, seconded by Councillor Roy Lees to refuse planning permission on the grounds that the need for affordable housing did not outweigh the loss of play area.

An amendment to the motion was proposed to approve planning permission by Councillor David Dickinson, seconded by Councillor Geoffrey Russell and upon being put to the vote the motion was lost (4:5).

The original motion was put to the vote and was won (5:4) and so subsequently **RESOLVED – To refuse planning permission for the following reason:**

1. **The proposal would involve the development of an area of recreational open space designated by the Adopted Chorley Local Plan Review under Policy No LT14. The retention of the site is required to satisfy a current recreational need for local residents and any enhanced facility would not be in a convenient location to serve local residents; requiring local children to walk unaccompanied along a main road. The proposal therefore fails to meet the tests of Local Plan Policy TR14 and the benefit to the local community from the provision of five additional affordable houses would not outweigh the loss of open space that would occur.**

- (c) **10/00414/OUTMAJ - Land South of Cuerden Farm and Woodcocks Farm and Land North of Caton Drive, Wigan Road, Clayton-le-Woods**

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

(The Committee received representations from the Ward Councillor objecting to the proposals)

Applicant No: 10/00414/OUTMAJ
 Proposals: Outline application for residential development of up to 300 dwellings (comprising 2, 2.5, and 3 storey's) with details of access and highway works and indicative proposals for open space, landscape and associated works
 Location: Land South of Cuerden Farm and Woodcocks Farm and Land North of Caton Drive, Wigan Road, Clayton-le-Woods
 Decision:

It was proposed by Councillor Mick Muncaster, seconded by Councillor Alistair Bradley and subsequently unanimously **RESOLVED – that Members of the Committee were minded to refuse the outline planning application for the following reason:**

- (1) **The application site is within safeguarded land (site DC3.8), where development other than that permissible in the countryside under saved Policy DC1 of the Chorley Local Plan Review and PPS2 will not be permitted. A five year land supply is available and it has not been demonstrated that this development is needed at this time. The proposal has been designed in isolation and is piecemeal development therefore not contributing to the principle of sustainable development. A such the proposal is contrary to saved Policy DC3 of the Chorley Local Plan Review, The Planning System: General Principles (paras 17-19), Planning Policy Guidance Note 2 and Planning Policy Statement 3.**

- (d) **10/00456/OUTMAJ - Euxton Mill, Dawbers Lane, Euxton**

(The Committee received representation in support of the proposals from the applicants agent)

Application No: 10/00456/OUTMAJ
 Proposal: Demolition of the redundant Mill building and construction of 55 apartments and communal facilities together with the erection of 6 2-storey cottages and associated surface car parking (retirement living)
 Location: Euxton Mill, Dawbers Lane, Euxton
 Decision:

It was proposed by Councillor Geoffrey Russell, seconded by Councillor David Dickinson and subsequently by a majority decision (9:0) **RESOLVED – To grant outline planning permission subject to a Section 106 Agreement and the following conditions:**

1. 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.
2. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.
10. Prior to the commencement of development a detailed method statement for the removal or long term management/eradication of Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*) on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations such as soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason: To ensure the development does not contribute to the spread of Japanese Knotweed and Himalayan Balsam.

11. There shall be no site clearance, site preparation or development work to take place until a habitat enhancement and management plan for that part of the Yarrow Valley Biological Heritage Site, as indicated in blue on the ownership/location plan submitted with the application (within the ownership of the applicant). This shall include an indication of areas to be made accessible for public access, and shall be submitted to and agreed in writing by the local planning authority in consultation with specialist advisors. Once agreed then this shall be implemented in full and maintained throughout the lifetime of the development.
Reason: In the interests of the amenity of the area and to ensure accessibility within the area in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.
12. The measures for the Biological Heritage Site as outlined in Sections 5.1 and 5.2 of the ERAP Ltd Ecological Survey and Assessment August 2010 shall be implemented in full.
Reason: To ensure the appropriate safeguards for the Biological Heritage Site in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.
13. The precautionary measures as outlined in Section 5.4 ERAP Ltd Ecological Survey and Assessment August 2010 shall be implemented in full.
Reason: To ensure the appropriate safeguards for the Biological Heritage Site in accordance with saved Policy EP2 of the Adopted Chorley Borough Local Plan Review.
14. Prior to the commencement of development full details of proposed swallow nesting opportunities shall be submitted and approved in writing by the local planning authority in consultation with specialist advisors. Once the details have been approved then the details shall be implemented in full.
Reason: To ensure that nesting opportunities and habitats are provided which will be lost with the demolition of this building and to comply with saved Policy GN5 part (e) of the Chorley Local Plan Review.
15. Prior to the commencement of development full details of the proposed lighting scheme demonstrating that adjacent habitats will not be artificially illuminated shall be submitted to and agreed in writing by the local planning authority. The scheme shall be maintained as approved throughout the lifetime of the permission.
Reason: To ensure that the adjacent habitats are not artificially illuminated and to comply with saved Policy EP21A of the Chorley Local Plan Review.
16. Prior to commencement of development full details of the bin storage/recycling area shall be submitted to and approved in writing by the local planning authority. The proposal shall implemented and maintained throughout the lifetime of the permission.
Reason: In the interests of residential amenity and to comply with saved Policy HS4 part (f) of the Chorley Local Plan Review.

17. No development shall be commenced on site until:
- (a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - (b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to and approved in writing by the local planning authority prior to that investigation being carried out on the site.
 - (c) The site investigation and associated risk assessment has been undertaken in accordance with details approved in writing by the local planning authority.
 - (d) A Method Statement and remediation strategy, based on the information obtained from (c) above has been submitted to and approved in writing by the local planning authority. The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority: unless otherwise agreed in writing by the local planning authority. If during development, contamination not previously identified, is found to be present on site 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 approval in writing from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall be detailed in the report.

Reason: a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.(b) To enable:

- *A risk assessment to be undertaken.*
- *Refinement of the conceptual model, and*
- *The redevelopment of a Method Statement and Remediation Strategy.*

c) & d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to comply with PPS23 Planning and Pollution Control.

18. 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 cottages hereby permitted, or any garage, shed or other outbuilding erected.

Reason: To ensure control over any future development, and in particular between the rear of the development and the River Douglas. The River Yarrow is designated as a 'Main River' and is subject to Byelaw Control. In particular, no works may take place within 8 metres from the bank top of the watercourse without the prior written consent of the Environment Agency, and to comply with PPS25: Development and Flood Risk.

19. The permission hereby granted shall enure for the benefit of persons over the age of 55 years and over only.
Reason: The permission was granted having regard to the special circumstances advanced in support of this application, in accordance with Policy
20. 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. Once agreed an archaeological record comprising plans, drawings and photographs, shall be made of the buildings and an archaeological watching brief should be undertaken during groundworks which might encounter the remains of a gasometer.
Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately recorded in accordance with Policy HE12 of PPS5.
21. Before the use of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during the operation of the site.
Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
22. 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) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.
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.
23. An application for approval of the reserved matters (namely the 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.

24. This consent relates to the following plans:		
Plan Ref.	Received On:	Title:
HM Land Registry 11/2003	2 December 2010	Location Plan
K456/02	2 December 2010	Proposed Floor Plans
K456/03	2 December 2010	Proposed Elevation
K456/01	13 October 2010	Proposed Site Plan

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

- (e) **10/00745/FULMAJ - Group 4N Land 150m West of Sibbering's Farm, Dawson Lane, Whittle-le-Woods, Lancashire**

Application No: 10/00745/FULMAJ
 Proposal: Planning application for 87 detached dwellings together with associated works (replan of part of site approved by Planning Permission ref. 09/00739/FULMAJ)
 Location: Group 4N land, 150m West of Sibbering's Farm, Dawson Lane, Whittle-le-Woods, Lancashire
 Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor David Dickinson and subsequently **RESOLVED – To grant full planning permission subject to a Section 106 agreement and the following conditions:**

1. The approved plans are:		
Plan Ref.	Received On:	Title:
BVG4N-PLAN01 Rev M	22 November 2010	Detail Site Layout
	23 August 2010	Site Location Plan
1172-G4N-WLW-MP01 Rev C	22 November 2010	Materials Plan
BVED-01 Rev E	23 August 2010	Various Detail
CEH171 Rev B	23 August 2010	The Balmoral (C Series Brick) Elevations
CEH171 Rev A	23 August 2010	The Balmoral (C Series) Floor Plans
C4H171 Rev B	23 August 2010	The Balmoral (C Series Render) Elevations
C5H206	23 August 2010	The Blenheim (C Series Brick) Elevations
C5H206	23 August 2010	The Blenheim (C Series) Floor Plans
C5H206	23 August 2010	The Blenheim (C Series Render) Elevations
C6H185 Rev C	23 August 2010	The Hampstead (C Series Render) Elevations

C6H185 Rev C	23 August 2010	The Hampstead (C Series Brick) Elevations
C4H197 Rev A	23 August 2010	The Richmond (C Series Render) Elevations
C4H197	23 August 2010	The Richmond (C Series) Floor Plans
C4H197 Rev A	23 August 2010	The Richmond (C Series Brick) Elevations
C5H275	23 August 2010	The Highgrove (C Series Brick) Elevations and Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Brick) Elevations
C4H160 Rev A	23 August 2010	The Westminster (C Series) Floor Plans
C4H160 Rev A	23 August 2010	The Westminster (C Series Render) Elevations
C5H226	23 August 2010	The Sandringham (C Series Brick) Floor Plans
C5H226	23 August 2010	The Sandringham (C Series Brick) Elevations
C5H205	23 August 2010	The Cheltenham (C Series) Floor Plans
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Render) Elevations
C5H205 Rev B	23 August 2010	The Cheltenham (C Series Brick) Elevations
C5H261	23 August 2010	The Buckingham (C Series Brick) Elevations
C-SD0905	23 August 2010	1350mm Close Boarded/ 450mm Trellis Fencing
1172-G4N-WLW-SS01	23 August 2010	Streetscenes
1172-GPD-001	23 August 2010	Garage Planning Drawings Plans & Elevations
4240-DDG1 001	29 October 2010	Double Double Garage
C5H261	29 October 2010	The Buckingham (C Series Brick) Floor Plans
C5H261	29 October 2010	The Buckingham (C Series Brick) Elevations
BV-G4N/ENG036	29 October 2010	Vehicle Swept Paths

BV-G4N/ENG30 Rev A	22 November 2010	Proposed Road Surfaces
1172-G4N-WLW-SS01	22 November 2010	Site Sections - Old Worden Avenue
3804.03 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 1 of 4
3804.04 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 2 of 4
3804.05 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 3 of 4
3804.06 Rev A	22 November 2010	Landscape & Habitat Creation Plan Sheet 4 of 4

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

2. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.
3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.
5. 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 areas 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.

- 6. The external facing materials detailed on the approved plans shall be used and no others substituted. (For clarification the Ibstock Western Red Multi Stock referred to on the approved plans is actually Weston Red Multi Stock)**

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

- 7. The hard ground-surfacing materials detailed on the approved plans shall be used and no others substituted.**

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

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

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

- 9. The garages hereby permitted, for plots 10, 11, 14, 16-23 inclusive, 40-42 inclusive, 44, 47, 48, 50, 51, 52, 54, 58, 59, 65, 66, 68, 69, 71-73 inclusive, 75, 77, 79, 80, 82, 85, 86, 88, 91- 97 inclusive, 98-100 inclusive, 102-106 inclusive and 108-112 inclusive shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.**

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking

- 10. The development hereby permitted shall be carried out in accordance with the approved habitat creation and management plan and the proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity, in accordance with guidance given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage (Appendix 10).**

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed.

- 11. The development hereby permitted shall be carried out in accordance with the Residential Travel Plan (dated July 2010 undertaken by Singleton Clamp & Partners). The measures in the agreed Travel Plan shall be complied with.**

Reason: To reduce the number of car borne trips and to encourage all modes of sustainable travel and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review

12. 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
13. The management and maintenance responsibilities of the development hereby permitted shall be carried out in accordance the submitted 'Management and Maintenance Arrangements for Open Space' dated April 2010

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.
14. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage and to prevent flooding and 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. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17 April 2009 (planning reference 07/00953/OUTMAJ).

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 Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) on plots 12-22, 40-44, 53-58 and 64-67 inclusive.

Reason: To protect the appearance of the locality, to ensure continued protection of the trees on site and in accordance with Policy Nos. HS4 and EP9 of the Adopted Chorley Borough Local Plan Review.
17. 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.

(f) **10/00746/FUL - Royal Scot Station Road, Coppull, Chorley, PR7 4PZ**

Application No: 10/00746/FUL
 Proposal: Proposed demolition of existing derelict public house and erection of 8 dwelling houses and associated car parking
 Location: Royal Scot, Station Road, Coppull, Chorley, PR7 4PZ
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Henry Caunce and subsequently unanimously **RESOLVED – To grant full planning permission subject to a Section 106 agreement and the following conditions:**

1. **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.

2. **As a result of the approved scheme, surface water shall not discharge to foul/combined sewer. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer.**
Reason: In accordance with the requirements of PPS25 and to prevent foul flooding and pollution of the environment.

3. **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.

4. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing associated with each 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.

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.

6. 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.

7. No development shall take place until a comprehensive 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.

8. 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.

9. 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 1-8, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the residential amenity between approved house types and given the limited space available for further development in relation to each plot. In accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. 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.

12. The approved plans are:

Stamp-dated on:	DWG No:	Rev:
23 August 2010	RS/1	
23 August 2010	10/052/P03	
23 August 2010	10/052/P02	
23 August 2010	10/052/P04	
23 August 2010	10/052/P05	
04 October 2010	10/052/L01	
04 October 2010	10/052/P01	A

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

13. No development shall take place until a written programme of archaeological work has been submitted and approved in writing

(notwithstanding any previously submitted information) to the Local Planning Authority.

Reason: To ensure and safeguard the recording of any archaeological deposits in accordance with PPS5.

14. Prior to the demolition of the public house, the roof slates shall be carefully removed and workers will be observant for the possible presence of individual bats. If the presence of bats is suspected at any time during demolition/construction, then work will cease immediately and a licensed bat surveyor/Natural England will be contacted for further advice.

Reason: The findings from the bat survey (dated 28th July 2010) recommended that a precautionary approach should be adopted and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

15. All tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

Reasons: Habitats on site, including existing buildings, have the potential to support nesting birds. Therefore, it needs to be ensured that detrimental impacts on breeding birds are avoided. In accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Before the development hereby permitted is first commenced, a scheme of landscaping (demonstrating enhancement of biodiversity) shall be submitted and approved in writing by the Local Planning Authority (In consultation with specialist advisors). The approved management plan shall then be implemented in accordance with the approved plan.

Reason: To ensure the development is located and designed to avoid ecological impacts and maintain and enhance biodiversity. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

17. The development hereby permitted shall only be carried out in accordance with the recommendations detailed in the submitted and approved Environmental Assessment Report carried out by AB Acoustics (Dated 15 November 2010).

Reason: To protect the amenity of the relevant house types in relation to noise and disturbance from the nearby train line and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

18. The proposed parking spaces as indicated on the approved plan (DWG Ref No: 10/052/P01 Rev A) shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate 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.

19. 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) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

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.

20. 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.

21. 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 have 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.

- (g) 10/00833/FULMAJ - Land to the North of Northenden Road with Access off Moss Bank, Coppull

Application No: 10/00833/FULMAJ
 Proposal: Erection of 25 2-storey dwellings and associated infrastructure (including 20% affordable dwellings)
 Location: Land to the North of Northenden Road with access off Moss Bank, Coppull
 Decision:

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

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

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

2. The approved plans are:

Plan Ref.	Stamp Dated:	Title:
F157.PL02 Rev E	29 November 2010	Proposed Sketch Masterplan
F157.PL.03 Rev B	16 September 2010	Proposed House Types (Sheet 1 of 2)
F157.PL.04 Rev A	16 September 2010	Proposed House Types (Sheet 2 of 2)

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

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted 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. 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.

5. 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.

6. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on approved drawing no. F157.PL02 Rev E.

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.

7. 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. It shall also provide details of the enhancement and management of the Biological Heritage Site, hedgerows, and replacement nesting bird habitat.

Reason: In the interests of the amenity of the area and in accordance with Policy No.EP4 of the Adopted Chorley Borough Local Plan Review and PPS9.
8. 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.
9. 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) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

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.
10. 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.

11. 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 have 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.
12. No development shall commence until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: Surface water run off from this site should be restricted to existing rates in order that the development does not contribute to an increased risk of flooding and in accordance with PPS25.
13. Before each dwelling hereby permitted is first occupied, its driveway shall be surfaced or paved, drained and marked out all in accordance with the approved details.

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.
14. The integral/attached garages shall be kept freely available for the parking of cars and shall not be converted to living accommodation without the express grant of planning permission unless off-road parking for at least two cars will be maintained, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
15. Himalayan balsam is present within the woodland in the northwest corner of the site. Due to recent changes in legislation, under the Wildlife and Countryside Act 1981 (as amended) it is now an offence to cause the spread of this species. Therefore a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines.

Reason: To ensure the eradication of Japanese Knotweed in accordance with the Wildlife and Countryside Act 1981 (as amended)and PPS9.
16. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including the Environmental Areas and private parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by

the approved Management Company in accordance with the approved arrangements.

Reason: To ensure the satisfactory management of the private driveways and Environmental Areas at the site and in accordance with Policies GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.

17. 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.

18. Due to past processes and activities upon and adjacent to the above site, including a former sewage works, there is a potential for ground contamination. Therefore, 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 and in accordance with PPS23.

19. The approved Great Crest Newt Method Statement carried out by TEP (Document Ref: 2358.002 Version B November 2010) for the protection of great crested newts shall be implemented in full.

Reason: Due to the presence of potential newt foraging and refuge habitats within the application area and in accordance with PPS9.

20. Prior to the commencement of works on site, a Construction Environment Management Plan shall be submitted to the Local Planning Authority for approval in consultation with specialist advisors. The Plan shall include details of measures that will be implemented for the protection of retained habitats (e.g. woodland, trees, hedgerows) and protected and priority species during construction. The approved plan will be implemented in full.
Reason: Due to the presence of protected and priority species and in accordance with PPS9.
21. Prior to commencement of works on site, details of the proposed lighting scheme for the site shall be submitted to the Local Planning Authority and approved in writing. The scheme shall demonstrate that the adjacent habitat (woodland and woodland edge) will not be subject to additional artificial illumination (above current ambient light levels). The lighting at the site shall only be implemented in accordance with the approved scheme.
Reason: Inappropriate site lighting has the potential for adverse impacts on bats and in accordance with PPS9.
22. Within one month of the commencement of development, a precautionary re-survey of the application area for the presence of badgers and badger setts shall be undertaken. The results of the surveys will be submitted to and approved in writing by the Local Planning Authority. If badgers are found to be present at that time, and would be affected by the development then, prior to the commencement of works on site, a mitigation scheme detailing measures for the protection of badgers will also be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved mitigation scheme.
Reason: Habitats on site are suitable to support badgers the ecological assessment submitted with the application has recommended that precautionary repeat surveys for badgers should be carried out approximately one month prior to the commencement of works on site and in accordance with PPS9.
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 No. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
24. Prior to or within 1 week of commencement a scheme and programme for the development of the site shall be submitted to and approved by the Local Planning Authority. The scheme and programme shall cover:
- a. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
 - b. Construction operating hours including deliveries and site construction staff.
- The approved scheme and programme shall be implemented in accordance with the approved details.

Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.

- (h) **10/00866/REMMAJ - Pontins Ltd Sagar House, Langton Brow, Eccleston, Chorley**

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

Application No: 10/00866/REMMAJ
 Proposal: Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces
 Location: Pontins Ltd, Sagar House, Langton Brow, Eccleston, Chorley
 Decision:

It was proposed by Councillor Alistair Bradley, seconded by Councillor Henry Counce and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions:**

1. **The proposed development must be begun not later than two years from the date of this permission.**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no other windows than shown on the approved plans shall be implemented on Plots 3, 40, 41, 42, 43, 44, 45, 67, 68 69, 70 unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To protect the amenity of the existing residents and in accordance with saved Policy HS4 of the Adopted Chorley Local Plan Review.
3. **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.
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 to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved**

details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

5. Prior to the commencement of development all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be submitted to and agreed in writing by the Local Planning Authority. This shall be maintained throughout the lifetime of the permission.

Reason:- To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.

6. No 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 in accordance with the approved assessment and certification unless the Local Planning Authority otherwise approve in writing. 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 the required Code Level and 2 credits under Issue Ene7 have 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.

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. 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.

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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 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. 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 dwelling shall be occupied until works for the drainage/disposal of foul water from the development have been completed in accordance with the approved plans.
Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review..
13. The details as outlined in the 'The Former Sagar House Site, Langton Brow, Eccleston: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristanus' (ERAP Ltd October 2010) shall be implemented and any changes required by Natural England at the European Protected Species licensing stage, shall be implemented accordingly.
Reason: To ensure the continued protection and enhancement of Great Crested Newts in accordance with PPS9 and saved Policy EP4 of the Adopted Chorley Borough Local Plan Review.
14. 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.
15. The approved plans are:
- | Plan Ref. | Received On: | Title: |
|-----------|--------------|--------|
|-----------|--------------|--------|

406/0S01	28 September 2010	Existing Ordnance Survey Plan (Site edged in red)
SDL 1763/1	28 September 2010	Existing Topographical Survey
406/ED01 Rev B	28 September 2010	Engineering Layout
C-715 01	28 September 2010	Landscape Proposals Sheet 1 of 2
C-715 02	28 September 2010	Landscape Proposals Sheet 2 of 2
406/PL01 Rev C	15 November 2010	Planning Layout
406/PL02 Rev A	15 November 2010	Materials Layout
406/PL03 Rev A	15 November 2010	Storey Heights Layout
406/PL04 Rev A	15 November 2010	Boundary Treatments Layout
406/PL05 Rev A	15 November 2010	Refuse Strategy Layout
406/PL06	15 November 2010	Boundary Treatments Layout (Colour)
406/T/Saw/01	28 September 2010	House Type Dwg-Severn/Washington
406/T/Was/01	28 September 2010	House Type Dwg-Washington
406/T/Pal/01	28 September 2010	House Type Dwg-Palmerston (End Terraced)
406/T/Pal/02	28 September 2010	House Type Dwg-Palmerston (Semi/Terraced)
406/T/M1/01	28 September 2010	House Type Dwg-M1 Bungalow
406/T/M2/01	28 September 2010	House Type Dwg-M2 Bungalow
406/T/Rip/02	28 September 2010	House Type Dwg-Ripley
406/T/Asc/01	28 September 2010	House Type Dwg-Ascot
406/T/Will/01	28 September 2010	House Type Dwg-Willerby
406/T/Bra/01	28 September 2010	House Type Dwg-Braemar
2010/YOR/A/01	15 November 2010	York House Type
2010/FAR/A/01	15 November 2010	Farringdon House Type
2010/HAR/A/01	15 November 2010	Harborough House Type
2010/WAR/A/01	15 November 2010	Warwick House Type
2010/STR/A/01	15 November 2010	Stratford House Type (1of2)
2010/STR/A/02	15 November 2010	Stratford House Type (2of2)
406/SS01	28 September 2010	Proposed Street Scenes
406/SS02	28 September 2010	Proposed Site Sections
406/G01	28 September 2010	Single Garage Details
406/G02	28 September 2010	Twin Garage Details
406/G03	28 September 2010	Double Garage Details
406/G04	28 September 2010	Triple Garage Details
406/WF01	28 September 2010	Wall and Fence Details.

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

16. Prior to the commencement of development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager, during the development, shall be provided to the local Planning Authority and the residents prior to commencement of

development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are kept fully aware of the progress of the development.

Agreed : The discharge of condition application for fencing on this site to be consulted on with residents and if there are objections then the discharge application should be referred to Chair and Vice Chair for a decision. If felt appropriate by the Chair and Vice Chair the discharge application may be referred to the Development Control Committee for a decision.

- (i) **10/00888/OUTMAJ - Vertex Training and Conference Centre, Little Carr Lane, Chorley, PR7 3JT**

Application No: 10/00888/OUTMAJ
 Proposal: Application to vary conditions 11 and 12 (ground remediation), 19 (surface water attenuation) and 21 (archaeology) of outline planning permission ref: 08/01044/OUTMAJ to enable the site to be developed in phases.
 Location: Vertex Training and Conference Centre, Little Carr Lane, Chorley, PR7 3JT
 Decision:

It was recommended by Councillor Roy Lees, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – To grant planning permission, subject to a supplemental to the original Section 106 Agreement and the following conditions:**

1. **Any application for approval of reserved matters must be made to the Council not later than four years from 23 December 2008. The development shall be begun within two years of the date of approval of the last of the reserved matters or within six years of 23 December 2008 which ever is the later**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **Before any phase of the development hereby permitted is first commenced, full details of all reserved matters relating to that phase (namely the siting, design, external appearance of the buildings, and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.**
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. **At the time of submission of the first set of details for development of the residential parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the residential parcel shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a landscaping/habitat creation and management plan and shall include details of structure planting on the site's peripheral areas and adjacent to the primary roads, footpaths and cycle ways within the site. The details shall also include the treatment of the boundaries of the site with the existing residential**

dwelling along Carr Lane/ Little Carr Lane to ensure the existing residential amenities are protected.

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

4. At the time of submission of the first set of details for development of the employment parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the employment parcel shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a landscaping/habitat creation and management plan and shall include details of structure planting on the site's peripheral areas and adjacent to the primary roads, footpaths and cycle ways within the site.

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

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

Plan Ref.	Received On:	Title:
B3141 P000E	1 October 2008	Location Plan
B3141 P008E	17 November 2008	Proposed Indicative Colour
B3141 PO11D	21 November 2008	Proposed Indicative Colour
B3141 P010D	21 November 2008	Proposed Colour Parameter Plan
B3141 P001B	1 October 2008	Existing Site Plan
A0 071123/005	1 October 2008	Topographical Survey (5 of 5)
A0 071123/004	1 October 2008	Topographical Survey (4 of 5)
A0 071123/003	1 October 2008	Topographical Survey (3 of 5)
A0 071123/002	1 October 2008	Topographical Survey (2 of 5)
A0 071123/001	1 October 2008	Topographical Survey (1 of 5)
N71264-004A	1 October 2008	Proposed Access Road Stub
B3141 P014A	1 October 2008	Proposed Site Sections (A,B,C,D,E)
B3141 P015A	1 October 2008	Proposed Site Sections (F,G,H,J)
P3141 P009	17 November 2008	Proposed Public Realm Plan
B3141 P017A	21 November 2008	Proposed Phase 1 Infrastructure Plan
LK Consult Ltd	4 October 2010	Figure 1: Duxbury Park, Chorley – Proposed Development Zones Drawn August 2010

6. Within one year of or within the first planting and seeding season following the completion of the access junction (whichever is the sooner) the structure planting along the access road and boundary of the site with Myles Standish Way shall be completed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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.

7. Before any phase of the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected for that phase (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building/ dwelling for that phase shall be occupied or land used pursuant to this permission before all walls and fences have been

erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy Nos. GN5, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review.

8. Samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. The development shall only be carried out using the approved external facing materials. 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. A scheme of landscaping for each phase shall be submitted and agreed in writing prior to the commencement of that phase of development. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped, detail any changes of ground level and shall be in accordance with the approved landscape strategy pursuant to conditions three and four. Landscaping and restoration schemes should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

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.

11. All planting, seeding or turfing comprising approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of any buildings within each phase of development and any trees or plants which within a period of five years from the completion of the development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other 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.

12. Prior to the commencement of the development hereby permitted in the residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) the proposed remedial measures and further investigation works for that zone shall be carried out in accordance with the recommendations set out in the submitted Preliminary Risk Assessment (Phase 1 Desk Study) by Leyland Kirby Associates dated 9 June 2008, the Ground Investigation and Risk Assessment (Ref CL1301 and CL1302) dated 11 August 2008 and Investigation of Mine Shafts dated 25th July 2008.

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.
13. Prior to the commencement of the development hereby permitted in the commercial zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) the proposed remedial measures and further investigation works for that zone shall be carried out in accordance with the recommendations set out in the submitted Preliminary Risk Assessment (Phase 1 Desk Study) by Leyland Kirby Associates dated 9th June 2008, the Ground Investigation and Risk Assessment (Ref CL1301 and CL1302) dated 11 August 2008 and Investigation of Mine Shafts dated 25 July 2008.

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.
14. Upon completion of the remediation works for each phase (as identified by LK Consult Limited Figure 1 Drawn August 2010) a validation report for that phase containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control
15. Prior to the commencement of the development hereby permitted a method statement, setting out proposals for the protection of the Biological Heritage Site during construction, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved methods.

Reasons: In the interests of the continued protection of the Biological Heritage Site. In accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.
16. Giant hogweed (*Heracleum mantegazzianum*) is present within the application area. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to cause the spread of Giant hogweed (*Heracleum mantegazzianum*). Following an inspection of the site in May 2009 confirmation, in writing to the Local Planning Authority, will be required that Giant hogweed has been eradicated. In the event that the species has not been eradicated a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority. The programme shall accord with Environment

Agency Guidelines. The development thereafter shall be carried out in accordance with the approved details.

Reason: *To ensure the eradication of Giant hogweed (Heracleum mantegazzianum) in accordance with the Wildlife and Countryside Act 1981 (as amended).*

17. Each application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions. 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 by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot by means of low carbon sources. Details shall be submitted for on-site measures to be implemented including rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. 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.*

18. The applications for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be required to meet Level 6 of the Codes for Sustainable Homes. 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.*

19. Each application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels of the dwellings and the B1 units (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved level 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, EM2 and HS4 of the Adopted Chorley Borough Local Plan Review.

20. The access link from Little Carr Lane shall cease to be used 3 months following the commencement of development and prior to the commencement of the residential development unless otherwise agreed in writing with the Local Planning Authority. Full details of the measures to be implemented to prevent vehicular access except in emergencies shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of proposed signage, details of the pedestrian/cycle route and samples of the proposed hard surfacing materials. The development thereafter shall be carried out in accordance with the approved scheme.

Reason: To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

21. No development approved by this permission shall be commenced in residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a strategy to attenuate surface discharges from that zone of the development to existing 'greenfield rates' has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

22. No development approved by this permission shall be commenced in the commercial zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a strategy to attenuate surface discharges from that zone of the development to existing 'greenfield rates' has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

23. Each reserved matters application shall include full details of the trees to be felled on that phase of the development and shall include full details (including species, number, stature and location) of the replacement tree planting. The replacement tree planting shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

24. No development shall take place in the residential zone (as identified on LK Consult Limited Plan Figure 1 Drawn August 2010) until a programme of archaeological work has been implemented for that zone 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.

25. 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 areas 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.
26. 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.
27. 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.
28. No dwelling/ B1 unit hereby permitted shall be occupied until the highway alterations to the site access with Myles Standish Way, to include access roads into the two employment areas located to the east and west of the access junction, as set out on plan reference B3141 P017A, dated 21st November 2008, or any other such works which have been submitted to and approved in writing by the Local Planning Authority, have been completed to the satisfaction of the Local Planning Authority.
Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
29. No dwelling/ B1 unit hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with plans which have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.
30. The outline planning permission hereby approved relates to the erection of up to 200 residential units and up to 10,800 square metres of B1 floor space. The applications for reserved matters shall not exceed 200 residential units and 10,800 square metres of B1 floor space.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy EM2 of the Adopted Chorley Borough Local Plan Review.

- 31. The employment units hereby approved shall be used for B1 uses and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To protect the amenities of local residents and in accordance with Policy Nos EM2 of the Adopted Chorley Borough Local Plan Review.

- 32. Prior to the commencement of the residential parcel full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

- (j) **10/00889/OUTMAJ - St Joseph's Roman Catholic School, Railway Road, Chorley, Lancashire**

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

(The Committee received representation from a Ward Councillor objecting to the proposals)

Application No: 10/00889/OUTMAJ
 Proposal: Proposed residential development of 14 dwellings and access road on the site of the former St Joseph's Primary School
 Location: St Joseph's Roman Catholic School Railway Road, Chorley, Lancashire
 Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor June Molyneaux to defer the decision to allow Members to visit the site of the proposals.

It was proposed by Councillor Geoffrey Russell, seconded by Councillor David Dickinson and subsequently **RESOLVED (5:4) – To grant the outline planning application subject to the following conditions:**

- 1. **Before the development hereby permitted is first commenced, full details of the following reserved matters (namely the appearance of the development, the landscaping of the site and the scale of the dwellings) 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, HS4 and TR4 of the Chorley Borough Local Plan Review.

2. Prior to the commencement of the development hereby permitted, a plan detailing the traffic calming measures on Railway Road with the new junction serving the development shall have been submitted to and approved in writing by the Local Planning Authority (in liaison with LCC Highways). The traffic calming measures detailed on the approved plan shall have been implemented in full prior to the first occupation of any of the dwellings hereby permitted.

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

3. Due to past processes and activities upon/adjacent to the above site, notably a former cotton mill and infilled ground, there is a potential for ground contamination. Due to the sensitive end use, 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 and in accordance with Policy No. EP16 of the Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants,

including the existing retained trees and hedgerows detailed on the approved landscaping scheme as well as newly planted trees and plants which within a period of 5 years from the completion of the development or during the course of construction works die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of matching size, stature and species unless an alternative is approved in writing by the Local Planning Authority following the submission and consideration of an updated landscaping scheme.

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

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed 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 Chorley Borough Local Plan Review.

6. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to the ground levels and the finished floor levels of the dwellings adjoining the site), 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 Chorley Borough Local Plan Review.

7. The approved plans are:

Plan Ref.	Received On:	Title:
09/109/L01	6 October 2010	Location Plan
Plan A	27 October 2010	Tree Protection Plan
09/109/P02	29 November 2010	Proposed Site Layout & Sections
S07/422 Rev A	6 October 2010	Topographical Land Survey

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

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS5 of the Chorley Borough Local Plan Review.

9. Notwithstanding the details of the submitted plans, the proposed driveways to the dwellings shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried

out using the approved materials and construction specification and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off. In accordance with Policy No. GN5 and EP18 of the Chorley Borough Local Plan Review.

10. The development shall only be carried out in accordance with the recommendations contained in section 5 of the Environmental Research & Advisory Partnership Ecological Survey & Assessment dated June 2008.

Reasons: To ensure that the development does not result in significant ecological impacts and in accordance with Policy EP4 of the Chorley Borough Local Plan Review.

11. 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 the approved 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 Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees and hedgerows to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Chorley Borough Local Plan Review.

13. 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 positioned as set out on the approved Tree Protection Plan dated 27 October 2010 and all hedgerows shall also be protected by the same type of fencing. 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 No. EP9 of the Chorley Borough Local Plan Review.

14. The development hereby permitted shall not commence until full details of surface water drainage arrangements including 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. The scheme shall be completed in accordance with the approved details prior to the first occupation of any dwelling on the site and retained and maintained as such at all times thereafter.

Reasons: To reduce the increased risk of flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.
16. All detached 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 (as amended).
Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.
17. 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.
18. 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) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.
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.
19. All windows in the north facing elevations of plot 5, plot 9 and plot 11, the south facing elevation of plot 1 and the west facing elevation of plot 6 and the north facing elevation of plot 9 shall be fitted with Pilkington Level 5 obscure glass (or a glass with the same level of obscurity from an alternative manufacturer) and shall be non-opening. Non opening obscurely glazed windows shall be retained at all times thereafter.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Chorley Borough Local Plan Review.
20. An application for approval of the reserved matters (namely the appearance of the development, landscaping of the site and scale of the dwellings) 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.

21. 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.

22. Prior to the commencement of the development hereby permitted, a Management Plan detailing how the open space on the site adjacent to the garages will be managed and maintained shall have been submitted to and approved in writing by the Local Planning Authority. The open space on the site shall only thereafter be managed and maintained in accordance with the approved management plan.
Reasons: To ensure the open space on the site is properly managed and maintained and in accordance with Policy No. HS4 of the Chorley Borough Local Plan Review.

23. Prior to or within 1 week of commencement a scheme and programme for the development of the site shall be submitted to and approved by the Local Planning Authority. The scheme and programme shall cover:

- c. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
- d. Construction operating hours including deliveries and site construction staff.

The approved scheme and programme shall be implemented in accordance with the approved details.
Reason: To ensure the access used for construction traffic is appropriate in highway safety terms and to ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.

(k) 10/00903/FUL - Highfield House, Copthurst Lane, Whittle-le-Woods, Chorley, PR6 8LR

Application No: 10/00903/FUL
 Proposal: Erection of a garden shed
 Location: Highfield House, Copthurst Lane, Whittle-le-Wood, Chorley, PR6 8LR

Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions and that the issue of the decision notice be referred to the Chief Executive:**

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 approved plans are:

Plan Ref.	Received On:	Title:
	7 October 2010	Site Location Plan
	7 October 2010	Site Plan
	7 October 2010	Side and rear elevation
	7 October 2010	Floor Plan

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

3. The external facing materials detailed on the application form shall be used and no others substituted.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 & DC1 of the Adopted Chorley Borough Local Plan Review.

- (I) 10/00904/FUL - Highfield House, Copthurst Lane, Whittle-le-Woods, Chorley, PR6 8LR

Application No: 10/00904/FUL
 Proposal: Change of use of land from agricultural land to garden (to create an extension of the existing garden cartilage)
 Location: Highfield House, Copthurst Lane, Whittle-le-Wood, Chorley, PR6 8LR
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Roy Lees and subsequently unanimously **RESOLVED – To grant full planning permission subject to the following conditions and that the issue of a decision notice be referred to the Chief Executive.**

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 E and F), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected or hard surface provided on the garden extension hereby permitted (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality, to retain the open character of the area and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected on the land hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, to retain the open character of the area and in accordance with Policy No DC1 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts.

4. The approved plans are:

Plan Ref.	Received On:	Title:
	7 October 2010	Site Location Plan
	7 October 2010	Site Plan

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

5. 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. Specifically the scheme shall include full details of a Hawthorn hedge (or other appropriate hedge species) to be planted along the north-west boundary of the site.

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.

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

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

(m) 10/00938/FUL - 40m South West of Sagar Premier Indian Restaurant, Clayton Brood Road, Bamber Bridge, Lancashire

Application No: 10/00938/FUL
 Proposal: Erection of a 20m high telecommunications monopole
 Location: 40m South West of Sagar Premier Indian Restaurant, Clayton Brook Road, Bamber Bridge, Lancashire

Decision:

It was proposed by Councillor Mike Muncaster, seconded by Councillor Alan Cullens and subsequently unanimously **RESOLVED - To grant full planning permission subject to the following conditions:**

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

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

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
200	10 October 2010	Proposed Site Plan
300	10 October 2010	Proposed NE Elevation
400	10 October 2010	Proposed Antenna Equipment

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

3. Both the telecommunications monopole and associated cabinets hereby permitted shall be constructed in the colour 'Fir Green RAL 6009'. This appearance shall be retained at all times thereafter.

Reason : In the interests of the character and appearance of the surrounding area and in accordance with Policy PS12 of the Adopted Chorley Borough Local Plan Review.

10.DC.222 PLANNING APPEALS NOTIFICATION REPORT

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

RESOLVED – That the report be noted.

10.DC.223 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information schedules listing fourteen planning applications for Category 'B' development proposals which had been determined by the Vice Chair at a meeting on 10 November 2010 and Chair and Vice Chair of the Committee at meetings held on 16 November 2010 and 1 December 2010.

RESOLVED – That the schedules be noted.

10.DC.224 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY UNDER DELEGATED POWERS

The Committee received, for information, a schedule listing planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers between 3 November 2010 – 1 December 2010.

RESOLVED – That the schedule be noted.

Chair

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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	11 January 2011

Planning Applications Awaiting Decision

Item No.	Application No.	Recommendation	Location	Proposal
4(a)	10/00735/OUTMAJ	Permit subject to legal agreement	Land 110m West of Coppull Enterprise Centre, Mill Lane, Coppull, Chorley	Outline planning application for the erection of a residential development with associated access arrangements
4(b)	10/00812/FULMAJ	Permit Full Planning Permission	White Bear Marina, Park Road, Adlington, Chorley, Lancashire	Change of use of existing leisure moorings to 48 residential moorings
4(c)	10/001015/FUL	Permit subject to legal agreement	Formerly Multipart Distribution Limited, Pilling Lane, Chorley	Application for plot substitution of plots R319, R320, R321, R322 and R323 previously approved as part of planning application 07/01228/REMMAJ

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Item 10/00735/OUTMAJ

Case Officer Mr David Stirzaker

Ward

Proposal Outline planning application for the erection of a residential development with associated access arrangements

Location Land 110m West Of Coppull Enterprise Centre Mill Lane Coppull Lancashire

Applicant Tatton Settled Estates Ltd

Consultation expiry: 17 December 2010

Application expiry: 1 December 2010

Proposal

1. The application has been submitted in outline format and proposes the erection of a residential development with associated access arrangements on land adjacent to the Coppull Enterprise Centre. The application site is located at the end of Mill Lane, Coppull and is in the Settlement of Coppull covered by Policy GN1 of the Local Plan Review. The application is generally flat with no significant changes in level and at present comprises of an overspill parking area and grassed areas. There is also a compound on the site from which Chorley Bottled Gas operates and to the east of this the occupier of Unit 1 of the Enterprise Centre stores large pressure vessels on the site.
2. As the application is outline the only elements being considered are access and the principle of redeveloping the site for residential purposes. Issues in respect of design, layout, scale and landscaping have been reserved to be considered via a subsequent application in the event that outline planning permission is forthcoming.

Recommendation

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

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the Development
 - Loss of employment Land
 - Design & Layout
 - Impact on the existing and future residents
 - Highway safety
 - Impact on local services
 - Ecology
 - Drainage, Flooding & Ground Contamination
 - Section 106 Agreement
 - Noise
 - Impact on the Listed Building

Representations

5. To date, 7 representations raising objections to the development have been received. The contents of these letters can be summarised as follows: -

- Outside storage of equipment associated with the business in Unit 1 of the Mill would have to cease as a result of the development proposed and there is no other industrial land available for the storage of this equipment in Coppull causing logistical problems
- If the application is permitted, Coppull would lose a large area to attract industry to the area
- The application will not have any benefits for tenants of the Mill
- Some of the business in the Mill may be lost
- The road system leading to the Mill is congested the majority of the time
- The occupiers of the dwellings may experience problems with noise and disturbance from the existing businesses on the site
- Impact on the area
- Mill Lane is suffering from gross overuse of traffic, heavy vehicles and speeding
- The development will impact on the wildlife in the area
- The development could impact on the thoroughfare through the industrial estate
- The development will cause havoc as there is only one way in and out of Mill Lane which is not made for heavy traffic
- There are always lorries going up and down Mill Lane
- Mill Lane will be like a motorway and children will not be able to play
- Despite the persuasive figures in the Transport Statement, the access is considered inadequate for the additional traffic
- Both sides of Mill Lane are lined with parked vehicles
- Mill Lane already suffers from unacceptably high levels of traffic for what should be a cul-de-sac and traffic on a Saturday morning is as busy as a weekday morning
- The suggested trip figures in the Transport Statement are way below what will actually be the case
- The figures in the Transport Statement are not a true reflection of the actual traffic numbers and it makes assumptions that people who line on this development will only go out in a car to go to work, they will have no friends or relatives to visit, will never use taxis and will have no children living at home who have their own cars
- The Enterprise Mill is entirely unsuitable for commercial usage and should never have been classified as such
- The summary of the community consultation is rather misleading and gives a far more positive impression of responses than is actually the case
- The operator of the Enterprise Mill has requested that a condition be attached to the planning permission requiring the applicant to pay for the upgrade works to the car park

Consultations

6. **Lancashire County Council (Ecology)** have no objections subject to various conditions to ensure protected species are not prejudiced by the development proposed.
7. **English Heritage** advise that it was not necessary to be consulted on this application hence they do not make any comments on the application details.
8. **The Environment Agency** have no objections subject to conditions relating to drainage and ground contamination.
9. **The Corporate Director of People and Places** has raised concerns in respect of noise and has commented in respect of waste collection and storage.

10. **The Corporate Director People and Places (Contamination)** has suggested a condition in respect of contamination.
11. **The Council's Conservation Officer** originally objected to the scheme but has confirmed that the amended site layout has addressed concerns in terms of the proximity of the development to the Grade II Listed Mill
12. **Strategic Housing** have provided advice on the type of affordable housing required in the Coppull area.
13. **United Utilities** have no objection subject to various conditions and informatives relating to drainage.
14. **Lancashire County Council (Highways)** do not have any objections to the application in respect of the access to the site and the level of traffic generated by the development although concerns are expressed in relation to the internal highway layout.
15. **Network Rail** have commented in respect of the proximity of the site to the railway line.
16. **Lancashire County Council (Education)** have commented in respect of contributions to education provision.
17. **Planning Policy** have commented on the loss of employment land and the emerging Core Strategy.
18. **Lancashire County Council (Archaeology)** have no comments to make on the application.

Assessment

Principle of the Development

19. At present, the site is occupied by an overflow car park associated with the Enterprise Centre on which Mavis Mill originally stood until it was demolished. Due to the existing use of the land the site falls to be considered as previously developed land within the PPS3 definition and as such is the preferred choice for residential redevelopment rather than greenfield land. Therefore, in principle, the redevelopment of the land for residential purposes is considered to be acceptable. The site covers 1.54 hectares and the erection of 49 dwellings equates to approximately 32 dwellings per hectare.

Loss of employment land

20. The application site falls within the planning unit associated with the Enterprise Centre and as such falls to be considered against Policy EM9 of the Local. Policy No. 10 of the Core Strategy is also relevant due to the employment land status of the site.
21. The supporting documentation addresses Policy EM9 raising the following points: the site is located within walking distance of a bus stop; the existing access along Mill Lane restricts future employment use as access for HGVs is restricted; the site only employs a small number of people who can be relocated into/ adjacent to the enterprise centre; the need for the land as a car park could be removed if the main car park was formalised and laid out; the Enterprise Centre only operates at 75% capacity and there is available floor space which could be upgraded to cater for additional demand if required; there is an abundance of available employment floor space in Chorley and the redevelopment of the site for non-employment purposes would not be detrimental to the supply of employment land in the Borough;

22. Notwithstanding the above argument the site has been marketed for the past 18 months in accordance with the SPG which accompanies Policy EM9. The SPG requires any application for non-employment uses to demonstrate, in the form of a Proof of Marketing and Statement of Efforts, that an employment use is not viable.
23. The marketing of the site resulted in no reasonable offers and the report concludes *'employment land in this type of location being remote from the motorway system and with inadequate infrastructure provision is unsuitable for the majority of potential occupiers/ purchasers. The fact that this land has remained vacant for many years is an indication that re-use of the site for employment purposes is unlikely, and therefore alternative uses should be considered on their merits.'* The Council's Planning Policy Section have reviewed the submitted Proof of Marketing and Statement of Efforts and queried some of the marketing information. However, the applicant states that the site has now been comprehensively marketed for a period of 18 months in total and this has shown that there is no demand for the site to be used for employment purposes. The site is also still being marketed on the Bailey, Deakin & Hamilton website.
24. The Planning Policy section have also drawn attention to the emerging Core Strategy and in particular Policy 10 (Employment Premises & Site) which seeks to retain existing employment sites and sites last used for employment use. However, this has not yet been formerly adopted so Local Plan Policy EM9 still has the greater weight and as the site has been marketed for 18 months wherein it has been shown that there is no demand for the site for employment purposes, it is considered that the proposal accords with the requirements of Policy EM9.

Design & Layout

25. The application is in outline format hence the layout submitted is indicative only at this stage as only access is being applied for. However, the Design & Access Statement contains indicative images of the form the dwellings on the site may take. It will be important for the final design of the dwellings to be sympathetic to the design and detailing of the Mill on the site with particular importance placed on materials and the finer detailing of the dwellings. Landscaping will also be importance as a means of ensuring the development assimilates with its surroundings whilst a buffer strip between the site and the car park will provide a soft edge to the development when seen from the car park. The entrance to the site will also need careful design consideration to ensure the development responds to the local context. The site layout, whilst only indicative, does demonstrate that the site can accommodate the number of dwellings proposed adequately whilst providing suitable off road parking, garden spaces and an area of informal open space. There are some concerns from LCC (Highways) about the layout but these can be resolved at the reserved matters stage when a final site layout is designed.

Impact on the existing & future residents

26. The nearest residential properties to the application site are to the south of the site on Mavis Drive with the nearest dwelling being approx. 100 meters away. There are not therefore any concerns in terms of the relationship with the properties on Mavis Drive. Planning permission has also recently been granted for the residential development of the site allocated for housing by Policy HS1.29 of the Local Plan. The properties on plots 2 and 3 are the nearest ones to the permitted housing although the two sites do not adjoin each other and this housing site sits at a lower level than the site of the dwellings proposed on plots 2 and 3. The relationship between the two sites was assessed as part of the application process for the Persimmon application hence there are no concerns in terms of the relationship of the dwellings on the two sites.

27. The internal relationship between the dwellings is something that will be finalised at the reserved matters application stage. Whilst the outline plan is only indicative, it does demonstrate that the number of dwellings proposed can be satisfactorily accommodated on the site and provide a suitable level of residential amenity for occupiers of the dwellings.

Highway safety

28. Access forms part of the consideration in respect of this outline planning application. Access to the application site is via the existing access to the Enterprise Centre which is along Mill Lane which is a residential street.
29. The Highway Engineer at Lancashire County Council has assessed the scheme and made the following comments. A Transport Assessment has been provided which concludes that principle of developing this site for housing is acceptable. It has been confirmed that the surrounding highway infrastructure will not be adversely affected, adequate parking will still be available for the Coppull Enterprise Centre and Mill Street is suitable as an access point. It should be noted that the overspill car parking area is presently leased to Bizspace and the applicant has confirmed that funding for the rationalisation of the retained car parking area will be made available through a legal agreement between the applicant and Bizspace when the land is sold meaning that Bizspace (the owner of the Enterprise Centre) will not be put to expense in upgrading the existing car parking area adjacent to the Mill. However, it should be noted that the existing car parking area within the ownership of Bizspace will be unaffected by the development and this has been confirmed by LCC (Highways) as sufficient in terms of the area it covers to provide a satisfactory level of car parking to serve the Enterprise Mill once rationalised.
30. The Highway Engineer has raised some concerns with the internal highway layout which are: The scheme incorporates a "straight" road that will encourage higher speeds; the internal layout does not meet the standards set in Manual for Streets; the far end cul-de-sac is not to an adoptable layout. However as the layout is indicative these issues can be dealt with at the reserved matters stage.
31. Two conditions have been suggested which would ensure that the Highway Engineers concerns with the internal layout are dealt with at reserved matters stage. These conditions have been attached to the recommendation.

Impact on local services

32. Lancashire County Council have requested a contribution in respect of primary school places. The request relates to 18 places and equates to £213,118. However this request has been queried as the request confirms that there is expected to be a surplus number of primary school places within the surrounding schools for the next 5 years. The request goes on to state that there are a number of other developments which have recently come forward which will have an impact upon places at some or all of these schools. As such it appears that the cumulative impact of other developments has been taken into account when considering the impact from this development.
33. Prior to agreeing S106 contributions the Council has to ensure that the request meets the following tests as required by the Community Infrastructure Levy:
- (a) necessary to make the development acceptable in planning terms
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

- 34.** LCC Education has stated that the contribution sought is directly related to this development as the money would be used to provide places for the children yielded by this development. However as confirmed by LCC there is currently a surplus of places within the area. In theory this development could be completed within 2 and a half years within the period where there is a surplus of primary school places and as such it is not considered that the contribution is directly related to the development and as such does not meet the above tests.

Ecology

- 35.** An Ecological Assessment was submitted with the application. This document has been considered by LCC Ecology who have confirmed that these proposals have the potential for impacts upon protected and priority species and the Biological Heritage Sites. However provided adequate mitigation and compensation can be secured through planning conditions the proposals should be in accordance with the requirements of biodiversity planning policy, guidance and legislation.
- 36.** The Ecologist did initially raise concerns with the impact on bat roosts through the loss of trees. However following the receipt of further information the Ecologist confirmed that she has received confirmation from the applicants Ecologists that none of the trees with bat roost potential would be felled to facilitate this development. Therefore there is no need for any further bat surveys prior to determination of this application and no need for a planning condition to implement bat mitigation at this site.
- 37.** Following a recent high court decision the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
 - (b) there must be no satisfactory alternative and
 - (c) favourable conservation status of the species must be maintained.
- 38.** It is considered that if the proposed mitigation measures are implemented through the use of planning conditions, the proposals will not adversely impact on protected species. It is considered that the proposals satisfy the three derogation tests and will not impact unfavourably on the population of protected species

Drainage, Flooding & Ground Contamination

- 39.** The application is accompanied by a Flood Risk Assessment. United Utilities raise no objections subject to the site being drained on a separate system with only foul drainage connected to the foul sewer. United Utilities also state that if surface water is allowed to be discharged to the public surface water sewerage system, the flow may be required to be attenuated to a maximum discharge rate determined by United Utilities. The Environment Agency do not raise any objections to the application subject to the imposition of conditions requiring surface water drainage details to be agreed with the Council (in liaison with the Environment Agency) and a further site investigation being carried out. On the basis of these responses, there are no objections to the application in terms of drainage, flooding and ground contamination.

Section 106 Agreement

40. The applicant has agreed to enter into a Section 106 agreement with the Council to provide affordable housing on the site, make a contribution towards off site playspace provision and provide informal on-site play space. The affordable housing on the site equates to 20% of the overall housing numbers and following advice from Strategic Housing, the applicant has agreed to provide 6 rented units and 4 intermediate units (Shared Ownership/Rent To Home Buy etc) across the application site. As the application is in outline, the Registered Social Landlord for the properties is not known at this stage.
41. With regards to the playspace contribution, this is the standard tariff per dwelling towards the provision of off site playspace and the applicant has also agreed to make a contribution towards an area of informal on-site play space that could be adopted by the Council.

Noise

42. The site plan shows a buffer zone along the eastern site boundary between the dwellings and the commercial business premises to the north of the Enterprise Mill. The Director of People and Places has advised that a noise survey is required in respect of the impact of noise from the commercial activities adjacent to the housing on the northern portion of the site. The applicant has commissioned a Noise Consultant and this survey is to be submitted to the Council for consideration prior to Development Control Committee. The conclusions of the Noise Survey and the comments of the Director of People and Places will be reported in the Addendum as will any implications or changes that are necessary for the plans.

Impact on the Listed Building

43. The Council's Conservation Officer originally raised concerns in terms of the proximity of the dwellings on plots 37 and 38 to the Listed Mill building. The applicant has amended the plans and the site plan now shows this part of the site as informal open space which addresses the Conservation Officers concerns whilst also meeting the requirement to provide informal open space on the site. The Conservation Officer no longer expresses concerns in relation to the application on this basis. English Heritage have been consulted on the application but have advised the Council that it is not necessary in this case for English Heritage to have been notified of the application. Also, the removal of the compound and pressure vessels from the site will have the benefit of improving the visual amenity of the site and the setting of the Mill building.

Other MattersPublic Consultation

44. The applicant, prior to the submission of the application, has undertaken a public consultation exercise with local residents. The results of this are summarised in the applicants Statement of Community Involvement.

Sustainability

45. As the application is outline in nature, the layout of the development and design of the dwellings is not known at this stage. However, the applicant has submitted a Sustainability Statement which confirms that the development, when the reserved matters application is submitted, will be designed to accord with Policy SR1. This will be required through the use of appropriately worded planning conditions.

Waste Collection and Storage

46. There are no objections to the development in terms of the refuse vehicles being able to gain access. The Waste & Contaminated Land Officer has expressed some concerns with regards to collection routes for wheeled bins but as already stated, the application is in outline format so the final layout design is not known at this stage. However, waste storage and collection will be a factor when a reserved matters application is submitted to the Council.

Existing Businesses on Site

47. There are 2 existing businesses on the application site at present that this application will have implications for. The first business (Chorley Bottled Gas) sits in a fenced compound on the northern part of the application site. As a result of the development proposed, this business would have to relocate. However, the applicant advises that Chorley Bottled Gas can be accommodated within a vacant unit within the Mill. The second business is located in unit 1 at the northern end of the Mill and involves the supply and installation of heavy engineering hardware. Part of the application site is used to store equipment associated with this business so as with the bottled gas business, the outside storage would have to cease on this part of the site. The applicant advises that there will still be some space available to bring pressure vessels to the site to enable work on them to take place thus allowing the business to remain operating from unit 1 in the Mill.

Car Park Upgrading

48. With regards to the comments made by the owner of the Enterprise Centre (Bizspace), the applicant advises that a legal agreement between the applicant (Tatton Estates) and Bizspace is being drawn up that will oblige the applicant to upgrade the existing car park. This will ensure that the existing car park is upgraded and made more user friendly to existing and proposed users of the Enterprise Centre.

Overall Conclusion

49. The principle of the residential development of this site is considered to be acceptable as the site has been marketed for 18 months and this has demonstrated that there is no demand for the site for employment purposes. The access to the site and level of traffic it would generate is also considered to be acceptable by LCC (Highways) and there are no objections in terms of the amount of car parking retained to serve the Enterprise Centre. The relationship between the development and the Grade II Listed Mill is considered to be an acceptable one although the final design and layout of the development will be dealt with at reserved matters stage. There are also no concerns in terms of the ecological impact of the development. On this basis, it is recommended that outline planning permission be granted subject to the signing of a S106 legal agreement.

Planning PoliciesNational Planning Policies:

PPS1, PPS3, PPS5, PPS9, PPG24, PPS25

Regional Spatial Strategy

Policy Nos: DP1, DP4, DP7, RDF1, W3, L4, L5, RT9, EM5, EM15, EM16, EM17

Core Strategy

Policy Nos: 4, 5, 6, 7, 10, 16, 17, 22, 27

Adopted Chorley Borough Local Plan Review

Policy Nos: GN1, GN5, EP4, EP9, EP18, EP19, EP20, HS4, HS6, HS19, HS21, EM9, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide
- Interim Planning Guidelines for New Equipped Play Areas Associated with Housing Developments

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

04/01289/CLEUD - Certificate of Lawful Use in respect of an existing use of a compound for storage of bottled gas. Refused November 2004.

04/00933/FUL - Extension of existing compound using a concrete post and chainlink fence, and installation of a skid pan mounted Autogas unit. Refused August 2004.

04/00834/CTY - To construct a temporary stone access with chain link mesh gate. No objection.

Recommendation: Permit subject to legal agreement Conditions

1. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the siting, design, landscaping of the site and the external appearance of the dwellings) 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.

2. The approved plans are:

Plan Ref.	Received On:	Title:
6941/L(00)12	24 th November 2010	Location Plan
6941/L(00)014	14 th December 2010	Proposed Site Plan

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

3. 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 1st January 2010, Level 4 for all dwellings commenced from 1st January 2013 and Level 6 for all dwellings commenced from 1st January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

Reasons: To ensure that the dwellings meet the relevant Code for Sustainable Homes and in accordance with Policy SR1 of the Sustainable Resources DPD.

4. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on the approved plans. The development shall only be carried out in conformity with the approved details.

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

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on the approved 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 Chorley Borough Local Plan Review.

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

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

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 Chorley Borough Local Plan Review.

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

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

9. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Chorley Borough Local Plan Review.

10. 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 Chorley Borough Local Plan Review.

11. 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.

12. No dwelling, which has a curtilage bounding any area of informal public open space shown on the approved plans, shall be occupied until that area of informal public open space has been laid out and equipped in accordance with the approved details.

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

13. 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.

14. No development approved by this permission shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include details of how the scheme shall be maintained and managed after completion of the development and shall subsequently be implemented in accordance with the approved details prior to the completion of the development.

Reasons: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, ensure future maintenance of the surface water drainage system and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

15. Due to past processes and activities upon and adjacent to the above site, there is a potential for ground contamination. Therefore, 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.

16. The development hereby permitted shall only be carried out in accordance with the avoidance measures set out in paragraphs 6.7 to 6.12 of the Ecological Assessment (Ref No. 2285.004/Rev C).

Reasons: To ensure that protected species are safeguarded and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

17. Prior to the commencement of development, a scheme for the protection of the Biological Heritage Site both during (e.g. vehicle movements, storage of materials, pollution etc) and after construction shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a phasing schedule and a native species vegetated buffer between the site and the Biological Heritage Site. The scheme shall be implemented in accordance with the approved details and the phasing set out therein.

Reasons: To ensure the Biological Heritage Site is protected and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

18. The development hereby permitted shall not commence until full details of the junction and access road between the proposed development and the highway have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied or used until that junction and access road has been constructed/upgraded in accordance with the approved details.

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

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

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

Item 10/00812/FULMAJ

Case Officer Mr Matthew Birkinshaw

Ward Adlington & Anderton

Proposal Change of use of existing leisure moorings to 48 residential moorings

Location White Bear Marina Park Road Adlington
Chorley Lancashire

Applicant British Waterways Marinas Ltd.

Consultation expiry: 25 November 2010

Application expiry: 10 December 2010

Application No. 10/00812/FULMAJ
Consultation Expiry: 21 November 2010
Application Expiry: 10 December 2010

Proposal Change of use of existing leisure moorings to provide 48 permanent residential moorings at the White Bear Marina, Adlington.

Recommendation

1. It is recommended that full planning permission is granted, subject to conditions.

Proposal

2. The application seeks full planning permission for the change of use of 48 leisure moorings to be used as residential moorings on a permanent basis. At present some boat owners already reside at the marina for the majority of the year, with this application seeking to formalise and regulate this arrangement.
3. The proposal only seeks the permanent change of use of up to 48 out of the 110 moorings, or 44%. The remainder of the moorings would continue to be used for informal leisure boat users. It is the intention of the applicant not to set out a formal area for these permanent residential moorings, instead having them spread throughout the marina as is the current arrangement.
4. As part of the proposal the car parking areas will be formally laid out and 48 spaces provided on a one for one basis allocated for permanent residents. New landscaped garden areas and bin store will also be provided to improve the appearance of the marina, along with secure cycle parking for residents.

Application Site and Surroundings

5. The application site is located on the Leeds Liverpool Canal close to Adlington town centre. Both vehicular and pedestrian access is taken from Park Road as this crosses the canal. The site currently benefits from leisure facilities including café, and area for the siting of caravans to the rear approved under a separate planning application in 2007.
6. All the moorings currently benefit from electricity and water connection points and none of this infrastructure will need to be replaced or upgraded as part of this proposal, which simply seeks to regulate the use.

7. Land to the north at Fairview Farm has recent planning permission for a new residential development which is currently under construction.

Main Issues

8. The main issues for consideration in respect of this planning application are:

- *Impact on the Leeds Liverpool Canal;*
- *Principle of Development;*
- *Nature Conservation and Ecology;*
- *Access and Parking; and;*
- *Residential Amenity.*

Representations

9. One letter of objection has been received from an existing berth holder at the marina. This letter of objection raises issues over the potential increase in cost to leisure users as a result of the proposal, and the administrative costs associated with regulating permanent moorings which would be the subject of Council tax etc.

Consultations

10. **Waste and Contaminated Land Officer** – No objections. The site lends itself to communal waste and recycling arrangements and the existing bins provided are acceptable for residents requirements. However, it is recommended that all waste must be stored safely and securely in order to prevent it causing pollution or harming anyone.
11. **British Waterways** – No objections. British Waterways have advised that this is made in response to their role as a statutory consultee, and is not affected by the nature of the application which is made by a subsidiary company British Waterways Marinas Limited.
12. **Lancashire County Council Ecology** – No objections. LCC Ecology conclude that the change of use will not have a detrimental impact on any habitats however in order to ensure compliance with relevant legislation and policy a condition is proposed for the creation of new habitats to improve the environmental quality of the canal.
13. **Lancashire County Council Highways** – Objection. The site lines out of the marina onto Park Road are insufficient due to the existing steel railings.
14. **Chorley Borough Council Planning Policy** – No objection. The proposal will promote a mixed and balanced community in accordance with Policy HS3A of the Local Plan and promote the environmental improvement of the canal under Local Plan Policy EP12 and EP13.
15. However, the applicant will have to demonstrate adequate provision for outdoor play space, or a commuted sum will be required in accordance with Local Plan Policy HS21, and also demonstrate that the proposal will not affect the availability of leisure moorings in accordance with Local Plan Policy LT9.
16. Both of these policies were addressed by the applicant during the determination of the application and are addressed in the assessment of development in the main body of this report.
17. **Adlington Town Council** – No comments received.

Assessment**Impact on the Leeds Liverpool Canal**

18. The application site forms part of the White Bear Marina, referred to under Policy LT9 of the Local Plan as suitable for water-based leisure facilities. The supporting text to this policy recognises the important heritage and recreational resource of the canal and that there is a clear need for additional leisure moorings.
19. The applicant, British Waterways Marinas Limited operate 18 marinas nationally and are experiencing an increased demand for permanent residential moorings from existing berth holders. These holders already reside at White Bear Marina for the majority of the year but are seeking to formalise this arrangement through this application.
20. In support of the proposal the applicant has submitted information which demonstrates the availability of existing leisure marinas, and those under construction within Lancashire. This includes a new 200 berth marina opened in March 2009 at Scarisbrick, and 40 new berths due for completion at the Former Bickershaw Colliery in Wigan. This is in addition to the existing leisure moorings throughout the Borough.
21. Given these existing and proposed leisure moorings it is reasonable to conclude that removing 48 berths from the overall supply will not adversely affect the opportunities for members of the public wishing to utilise and enjoy this particular stretch of the canal. The canal will continue to operate as existing, with the proposal only seeking to formalise what is currently on site. The proposal is therefore consistent with Local Plan Policy LT9 which seeks to protect use of the White Bear for leisure purposes.

Principle of Development

22. The change of use proposed will create 48 permanent residential dwellings and therefore the housing policies of the adopted Local Plan are relevant, in particular Policy HS21 with regard to outdoor play space. The Council's guidelines in the adopted SPG state there is a requirement for all new housing, irrespective of size to make a financial contribution towards play space except for schemes such as sheltered housing, elderly, or single bedroom housing.
23. In response to this the applicant has submitted a statement presenting a case that this proposal is exempt from the SPG given the type and nature of boats which can use the marina. The statement confirms that typically the berths would be used by boats under 60ft in length which only benefit from one bedroom, and are commonly used by couples.
24. Whilst this point is accepted, it will therefore be necessary to control use of the permanent moorings specifically to this type of vessel. Without this control the marina could conceivably be used for larger boats which fall to be determined under the requirements of the SPG and with it bring additional pressures on local services which would require a level of appropriate contribution.
25. Subject to a condition restricting the use of the marina to 60ft boats the proposal falls outside of the requirements of the SPG and a financial contribution towards outdoor play space is not required.
26. In terms of the other requirements for new housing the proposal is considered to be acceptable. It will promote a mixed and balanced community within Adlington, provide an element of housing which is affordable and available to local people, provide adequate storage for household waste and recyclables, and is situated within a sustainable location close to community facilities and services.

Nature Conservation and Ecology

27. The Leeds Liverpool Canal is designated for environmental improvements under Local Plan Policy EP12 and EP13. As part of the application an Ecological Survey was submitted by the applicant to demonstrate that the proposal would not have any detrimental impact on the environmental quality of the canal. The report has been assessed by LCC Ecology who have agreed with its findings given that no operational development is proposed.
28. Notwithstanding this LCC Ecology advise that it is necessary to impose a planning condition requiring submission of a scheme for the creation of additional habitats along the canal. Subject to meeting the requirements of this condition the proposal will have a direct positive impact on the continued environmental improvement of the canal in accordance with Local Plan Policies EP12 and EP13.

Access and Parking

29. At present the marina has areas of hard standing used informally for parking. As part of the proposal the applicant has submitted a plan showing how the parking areas across the site will be formally laid out to provide 48 car parking spaces for residents on a one for one basis. This is considered to be sufficient given the nature of canal boats which will be using the marina on a permanent basis and Council guidelines on 1-bedroom dwellings.
30. In response to the application LCC Highways have raised an objection on the basis that there is insufficient visibility along Park Road from the junction into the marina, caused by the steel railings on the bridge. However, in this case the fallback position is a significant material consideration in the planning balance, with the marina already benefitting from use of the site for leisure boat purposes. Based on this current use and existing junction it is therefore not considered that this is sufficient to warrant a reason for refusal in response to this application, which essentially seeks to formalise an existing arrangement.

Residential Amenity

31. The proposal seeks to formalise and regulate the existing marina which already contains a number of boats moored for the majority of the year. Given the existing use of the site it is not considered that this proposal will have any impact on neighbouring residential properties, the nearest of which are currently separated by the canal and/or main road.
32. To improve the site and improve the amenity of future occupants the applicant has submitted a plan illustrating how additional landscaping is proposed to make the best use of communal areas. Whilst the finer details can be agreed through a planning condition this demonstrates that ornamental open space will be included to the benefit of the site and future residents in accordance with Local Plan Policy HS20.

Overall Conclusion

33. The proposal seeks planning permission to formalise and regulate the use of the existing White Bear marina to allow boat users to use the site on a permanent basis. This is in response to an identified need for permanent moorings and growing demand for this type of accommodation.

34. The applicant has demonstrated that there remains sufficient capacity for leisure boats to continue to enjoy the Leeds Liverpool Canal consistent with Local Plan Policy LT9, and subject to a condition regarding the creation of habitats will improve the environmental quality of the canal in accordance with Local Plan Policies EP12 and EP13.
35. Subject to the marina only being used for boats under 60ft, which due to their size are primarily single bedroom vessels there is no requirement for a contribution towards to play space provision under Local Plan Policy HS21. Subject to additional conditions requiring specific details on the improved landscaped areas, and the laying out of a formal car park the application is considered to be acceptable, will improve the marina and it is recommended that full planning permission is granted.

Planning Policies

National Planning Policies:

PPS1, PPS9

Adopted Chorley Borough Local Plan Review

Policies: LT9, EP12, EP13, HS4, HS20, HS21

Planning History

The planning history of the site is as follows:

- Ref: 98/00144/FUL – Erection of storage building. Approved May 1998.
- Ref 06/00965/FUL – Formation of hard standing to accommodate caravans or camper vans. Approved March 2007.

Recommendation: APPROVE FULL PLANNING PERMISSION SUBJECT TO CONDITION

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. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
WBR/003 Rev C	10 December 2010	Proposed Site Plan

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

3. The permanent residential moorings hereby granted shall only be occupied by canal boats up to 60 feet in length and by no other vessels.

Reason: The permission was granted having regard to the special circumstances advanced in support of the application, however larger family boats would be inappropriate in this area without appropriate provision for contributions towards play space provision and the requirements of Policy EP21 of the Adopted Chorley Borough Local Plan Review.

4. Notwithstanding the information shown on the approved drawings, full details of a design for the screening of the existing external bin store shall be submitted to and approved in writing by the Local Planning Authority. The agreed design shall then be implemented on site prior to the commencement of the use hereby approved and shall remain thereafter.

Reason: In the interest of residential amenity of the future occupiers of the site and in accordance with Policy No HS4 of the Adopted Chorley Local Plan.

5. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

6. 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.

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. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

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

Item	10/01015/FUL
Case Officer	Mrs Nicola Hopkins
Ward	Chorley South East
Proposal	Application for plot substitution of plots R319, R320, R321, R322 and R323 previously approved as part of planning application 07/01228/REMMAJ
Location	Formerly Multipart Distribution Limited Pilling Lane Chorley
Applicant	Redrow Homes (Lancs)

Consultation expiry: 12 January 2011

Application expiry: 2 February 2011

Proposal

1. The application relates to the substitution of house types at the former Multipart site, Pilling Lane. Planning permission was granted in January 2008 for the erection of 400 dwellings on the whole site. The site was split into two with Barratt Homes gaining planning permission for half the site and Redrow Homes gaining planning permission for the other half.
2. Since the original grant of planning permission several applications have been submitted to amend the approved scheme and David Wilson Homes are developing part of the Barratts half of the site. This application relates to the Redrow Parcel and proposes amendments to 5 dwellings previously approved.
3. The 5 properties are located at the far northern boundary of the site adjacent to the properties on Melrose Way and the David Wilson Parcel. The application proposes the erection of 1 detached dwelling and 4 semi-detached dwellings.

Recommendation

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

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the Development
 - Amendments compared to the previous approval
 - Design and Appearance
 - Impact on the Neighbours
 - Parking

Representations

6. No letters of objection have been received however Members should note that the deadline for neighbour comments in respect of this application is 12th January. Any comments received will be reported on the addendum.

Consultations

7. Lancashire County Council (Highways) have to date not commented however the road layout is very similar to the previous approval and it is not considered that the proposal will create any highway issues.

AssessmentPrinciple of the Development

8. The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01228/REMMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location.
9. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings pre hectare.

Amendments compared to the previous approval

10. Planning permission was originally granted to Redrow Homes to erect 200 dwellings on their part of the site in January 2008. At this time four detached 2.5 storey dwellings were approved on the part of the site subject to this application.
11. Since the original approval planning permission has been granted to amend part of this parcel and in particular planning permission was granted in July 2010 (10/00404/FULMAJ) to re-plan various plots including the plots subject to this application. This planning approval incorporated a mixture of 2 and 2.5 storey dwellings in the form of three detached and two semi-detached dwellings on the part of the site subject to this planning application.
12. Redrow Homes have confirmed that the proposed amendments are due to onsite level issues and as a result of current market demand. The proposal incorporates the erection of one detached two storey dwelling and four semi-detached 2.5 storey dwellings. Additionally the housing layout has changed with all the semi-detached dwellings backing onto the existing properties on Melrose Way and the detached dwelling is adjacent to the David Wilson Parcel of land.

Design and Appearance

13. The proposed scheme incorporates the erection of 5 dwellings which are examples of Redrow standard house types which have been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.
14. Where 2.5 storey dwellings are proposed the dwelling appears as a two storey dwelling with accommodation in the roof space incorporating a front dormer.

Impact on the Neighbours

15. The immediate neighbours to this part of the site are 30, 32 and 34 Melrose Way and plot 159 of the David Wilson parcel.
16. The four 2.5 storey dwellings are located along the boundary with the properties with Melrose Way. This part of the site accommodated 2.5 storey dwellings when the original scheme was approved and the dwellings are designed to resemble a two storey dwelling when viewed from the rear. The proposed dwellings are set at a lower land level than the existing dwellings and the nearest property (plot R321) is located 21 metres from the near corner of 32 Melrose Way. As such it is not considered that the proposed dwellings will adversely impact on the amenities of the occupiers of the existing dwellings or the amenities of the future residents.

17. The detached dwelling will be located adjacent to the detached dwelling on plot 159 of the David Wilson Parcel. The siting of the proposed dwelling ensures that there will be no impact on the future residents of plot 159. The proposed dwelling will be 0.45 metres lower than plot 159 however the siting of both dwellings and their associated garage accommodation ensures that this level difference will not cause any loss of amenity for the future residents.

Parking

18. The proposal incorporates the erection of 3 four bedroom dwellings and 2 three bedroom dwellings. In accordance with the draft North West Regional Spatial Strategy Parking Standards two off road parking spaces are required for three bedroom dwellings and three off road parking spaces are required for four bedroom dwellings.
19. Each of the dwellings incorporates garage accommodation and driveway space. The detached garages conform with the dimensions set out within Manual for Streets and as such can be counted as a parking space. The proposal incorporates sufficient parking and as such it considered to be acceptable.

Section 106 Agreement

20. The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. The original agreement includes obligations in respect of affordable housing, public open space on the site and funding to improve off site public open space (likely to include Rangleetts Recreation Ground), improvements to bus stops, community safety, and improvements to the local highway network.
21. As reserved matter approval has been granted at the site and the date for submitting reserved matters has expired this plot substitution 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.

Overall Conclusion

22. The principle of residential development on this site was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable

Other Matters

Waste Collection and Storage

23. All of the dwellings proposed have kerbside access and access to the rear gardens and as such it is not considered that there will be an issue in respect of waste collection or storage.

Planning Policies

National Planning Policies:

PPS 1, PPS3, PPS23, PPG13.

North West RSS:

Policy DP1, Policy DP3, Policy UR7, Policy ER5

Adopted Chorley Borough Local Plan Review

Policies: GN1, EP4, EP9, EP10, HS4, HS19

Supplementary Planning Guidance:

- Design Guide

Planning History

04/00934/OUTMAJ- Residential development including roads, sewers, open space, landscaping and associated works. Approved

07/01228/REMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved January 2008

09/00374/DIS- Application to discharge conditions 4, 5, 7, 8 & 13 attached to planning approval 08/00419/REMAJ. Conditions 3, 7, 8 & 9 attached to planning approval 07/01227/REMAJ. Conditions 5, 6, 8, 18, 20 & 21 of planning approval 07/01226/REMAJ.

09/00594/FULMAJ- Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ). Including amendments to existing parking areas to serve plots 343-351 and 371. Approved November 2009

10/00404/FULMAJ- Re-plan to plots R281 to R323 / R351 / R358 to R376 / R388 to R400 (76 No dwellings, garages and associated works) (76 No dwellings garages and associated works). Approved July 2010

10/00712/MNMA- Minor Material amendment to amend the previous design house type R281, R300, R301, R363, R366 and R374 which were previously approved under 07/01228REMAJ & 10/00404FULMAJ. Approved September 2010

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

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

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

2. The approved plans are:

Plan Ref.	Received On:	Title:
4081-11-02-001 Rev S	16 th November 2010	Planning Site Layout
4081/ENG010-3 Rev A	8 th December 2010	External Works Layout SHT 3
Lex-11-02-003 Rev E	8 th December 2010	Boundary Treatment Plan
4081-11-001-001 Rev D	16 th November 2010	Material Schedule
C-SD0910	16 th November 2010	Gate within Close Boarded Fence, 1.8m high
C-SD0806	16 th November 2010	Free standing brick walls, 215mm wide
C-SD0900	16 th November 2010	Post and Rail Fencing
C-SD0906	16 th November 2010	Close Boarded Fencing, 1.8m High, Standard Effect
4081-11-02-003 Rev E	16 th November 2010	Location Plan
C-SG01-1-001 Rev B	16 th November 2010	Single Garage Type 1
C-DG01-1-001 Rev B	16 th November 2010	Double Garage
C3H108	16 th November 2010	The Kenilworth

Plan Ref.
C4H134
C4H141
C4H141

Received On:
16th November 2010
16th November 2010
16th November 2010

Title:
The York
The Canterbury
The Canterbury
Floor Plans

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

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

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

4. The external facing materials detailed on the approved plans shall be used and no others substituted. (Namely Ibstock New Sandhurst Stock bricks and Redland Duoplain roof tiles colour rustic brown)

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

5. 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.

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

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

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

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

8. 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.

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

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

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

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

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

12. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development

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

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

14. 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.

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Report of	Meeting	Date
Director Partnerships, Planning and Policy	Development Control Committee	11 January 2011

OBJECTION TO TREE PRESERVATION ORDER NO.6(WHITTLE-LE-WOODS) 2010

PURPOSE OF REPORT

1. The purpose of this report is to decide whether or not to confirm the above Tree Preservation Order (TPO) with or without modification in light of the objection received

RECOMMENDATION(S)

2. That Tree Preservation Order No. 6 (Whittle-le-Woods) 2010 be confirmed.

EXECUTIVE SUMMARY OF REPORT

3. The purpose of this report is to decide whether to confirm the above Tree Preservation Order with or without modification. The Order was placed on the trees following tree felling in the local area by speculative developers.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. It is recommended that the Order be confirmed as there is evidence that the trees may be under threat of removal due to tree felling in the local area and this would result in trees which have a amenity value being lost.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. The Council could have decided not to protect the trees and allowed them to be felled by a speculative developer. However, this would have meant that mature trees which have amenity value would have been lost.

CORPORATE PRIORITIES

6. 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	X
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	

BACKGROUND

- 7. The trees stand within the rear garden of the property known as Greenways which is vacant following the death of the owner. Given the potential threat to trees which contribute to the visual amenity of the area it was considered expedient to make a tree preservation order.

OBJECTION

- 8. A letter of objection has been received from solicitors acting on behalf of the trustees of the property. The objection is made on the grounds that that the protection of the trees is not in the public interest because surrounding land is in private control therefore the trees cannot be seen from land to which the public have access. In addition that the trees do not have amenity value due to screening from surrounding trees.

Whilst the access road leading to the property is under private control there is a golf course to the rear of the property from which the trees can be seen. Although it is a private golf club members and their guests are also members of the public and this would also extend to the occupiers of the neighbouring local residential properties. Longer distances views of the trees within the landscape can also be seen from the Buckshaw development.

Whilst there is significant tree cover in the area and to a degree the trees are screened by others non the less their contribution adds to the amenity of this woodland area.

IMPLICATIONS OF REPORT

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

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

Lesley Anne Fenton
 Director Partnerships, Planning and Policy

Report Author	Ext	Date	Doc ID
Peter Willacy	5226	21 December 2010	

Background Papers			
Document	Date	File	Place of Inspection
Chorley Council Tree Preservation Order No. 6 (Whittle-le-Woods)	April 2010	TPO No. 6 (Whittle-le-Woods)	Civic Offices, Union Street

Report of	Meeting	Date
Director Partnerships, Planning and Policy	Development Control Committee	11 January 2011

OBJECTION TO TREE PRESERVATION ORDER NO.10 (ABBEY VILLAGE) 2010

PURPOSE OF REPORT

1. The purpose of this report is to decide whether or not to confirm the above Tree Preservation Order (TPO) with or without modification in light of the objection received

RECOMMENDATION(S)

2. That Tree Preservation Order No. 10 (Abbey Village) 2010 be confirmed.

EXECUTIVE SUMMARY OF REPORT

3. The purpose of this report is to decide whether to confirm the above Tree Preservation Order with or without modification. The Order was placed on the tree following a request to fell the tree.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. It is recommended that the Order be confirmed as the intention was to fell a healthy mature tree in a prominent position within the Abbey Village Conservation Area which has significant amenity value.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. The Council could have allowed the felling of the tree however this would have led to the loss of a tree with significant amenity value.

CORPORATE PRIORITIES

6. 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	X
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	

BACKGROUND

- 7. This objection relates to a sycamore tree standing in the side garden of 127 Bolton Road, Abbey Village within the Abbey Village Conservation Area. An application was received to fell the tree together with an Ash tree which required consent due to the trees being within a Conservation Area. It was considered expedient to protect the sycamore tree but to allow the removal of the ash and an order was made on that basis.

OBJECTION

- 8. A letter of objection has been received from the owner of the property on the following grounds:
 - Health and safety risk to users of the garden and public on footpath
 - Could cause damage to property due to close proximity
 - Obscures light to property
 - Could be unsafe due to splitting of trunk

In response to the objection the Council’s arboriculturist has the following comments.

The trunk of the Ash is within a metre of the gable end of the public house next door and so was not considered worthy of retention due to the inherent problems raised by this. The Sycamore is more central between the properties and although the canopy is close to the property which can affect light levels, this is easily remedied with some minor pruning back.

The Sycamore is a mature specimen and is very prominent from the highway, giving it a correspondingly high amenity value. It has been pruned in the past and advice has been given that the TPO would not preclude any reasonable pruning works.

The tree is mature but not senescent and can have many good years ahead of it. There is no sign of any major problems, no cavities or fungal fruiting bodies and the root plate showed no signs of movement.

A reference is made to splitting of the trunk rendering it unsafe. I could see no evidence of this on my visit, although there is an inclusion of the two main stems that could be mistaken for a split.

I can see no Arboricultural reason for the removal of this tree.

IMPLICATIONS OF REPORT

- 9. This report has implications in the following areas and the relevant Directors’ comments are included:

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

Lesley Anne Fenton
Director Partnerships, Planning and Policy

Report Author	Ext	Date	Doc ID
Peter Willacy	5226	21 December 2010	

Background Papers			
Document	Date	File	Place of Inspection
Chorley Council Tree Preservation Order No. 10 (Abbey Village)	October 2010	TPO No. 10 (Abbey Village)	Civic Offices, Union Street

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	11 January 2011

Planning Applications Decided by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 14 December 2010

Application No.	Recommendation	Location	Proposal
10/00425/FUL	Permit (Subject to Legal Agreement)	Gleadhill Coach House Dawbers Lane Euxton Chorley PR7 6EA	Conversion of garage and store to two dwellings
10/00824/FUL	Permit Full Planning Permission	Fir Tree Cottage Wrenalls Lane Eccleston Chorley PR7 5PN	Part-retrospective application for the erection of stables
10/00981/FUL	Permit Full Planning Permission	Ollerton Close Ollerton Lane Withnell Chorley PR6 8BN	Demolition of the existing bungalow/garage and the erection of a two storey dwelling with a detached garage (resubmission of planning application 10/00742/FUL)
10/01007/FUL	Permit Full Planning Permission	St Georges Primary School Carr Lane Chorley Lancashire PR7 3JU	Erection of 1800mm high boundary fence adjacent to Fountains Close

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Report



Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	11 Jan 2011

Planning Applications Determined by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 22 December 2010

Application No.	Recommendation	Location	Proposal
10/00536/FUL	Permit Full Planning Permission	J W D Equestrian Windmill Lane Brindle Chorley Lancashire	Retrospective application for erection of steel portal framed building to provide a covered mdden and covered dry store
10/00763/FUL	Permit Full Planning Permission	Wheelton House Brinscall Mill Road Wheelton Lancashire	Full planning application for the renovation and restoration of Wheelton House and Wheelton Barn to form two dwellings
10/00764/LBC	Grant Listed Building Consent	Wheelton House Brinscall Mill Road Wheelton Lancashire	Listed building consent for the renovation and restoration of Wheelton House and Wheelton Barn to form two dwellings
10/00890/FUL	Permit Full Planning Permission	The Hillocks Blue Stone Lane Mawdesley Ormskirk L40 2RJ	Demolition of existing property and the erection of a 4-bed roomed dwelling with a detached double garage
10/00901/FUL	Permit Full Planning Permission	87 School Lane Brinscall Lancashire PR6 8PS	Retrospective application for change of use from picture framing workshop and gallery to dental laboratory and for a proposed first floor rear extension
10/01022/FUL	Refuse Full Planning Permission	Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU	Proposed ancillary accommodation
10/01030/CTY	Object to LCC Reg 3/4 application	J And J Ashcroft Ltd J And J Fasteners Little Quarries Hill Top Lane Whittle-Le-Woods Chorley	Variation of conditions 1 and 27 of planning permission 09/08/1027 to allow land filling operations to continue up until 3 September 2011

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	11 January 2011

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

Between 02 December and 24 December 2010

Plan Ref 10/00171/FUL **Date Received** 04.03.2010 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 22.12.2010

Proposal : Conversion of barn into residential dwelling
Location : 43 Town Road Croston Leyland PR26 9RA
Applicant: Lakeland Estates(Ambleside) Ltd 3 Vicarage Close Wrea Green Preston PR4 2PQ

Plan Ref 10/00448/FUL **Date Received** 04.06.2010 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods
North **Date Decided** 20.12.2010

Proposal : Erection of outdoor play equipment/structures for pre-school and junior activities and the erection of a 2.5m high security fence comprising 1.8m high timber boarding with railings above.
Location : Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton-Le-Woods Chorley
Applicant: Active Nation Mr Leigh Stewart Clayton Green Centre Clayton Green Road Clayton-Le-Woods Chorley PR6 7TL

Plan Ref 10/00564/FUL **Date Received** 07.07.2010 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 02.12.2010

Proposal : Refurbishment and extension of existing farmhouse and construction of detached garage and associated external works.
Location : Martin House Farm Church Lane Wrightington Bar Heskin Wigan
Applicant: Mr & Mrs G Clarke Victoria House Chorley Road Standish Wigan Lancs WN1 2SX

Continued....

Plan Ref 10/00565/LBC **Date Received** 07.07.2010 **Decision** Grant Listed Building Consent

Ward: Chisnall **Date Decided** 02.12.2010

Proposal : Listed Building Consent for demolition of existing extensions and outbuildings, refurbishment and extension of farmhouse.

Location : Martin House Farm Church Lane Wrightington Bar Heskin Wigan

Applicant: Mr & Mrs G Clarke Victoria House Chorley Road Standish Wigan Lancs WN1 2SX

Plan Ref 10/00667/FUL **Date Received** 30.07.2010 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 07.12.2010

Proposal : Demolition of existing glasshouse and erection of replacement twin span polytunnel in the southeastern corner of the site

Location : Pole Green Nurseries Church Lane Charnock Richard Chorley PR7 5NH

Applicant: Mr George Brennand & Son Pole Green Nurseries Church Lane Charnock Richard Chorley PR7 5NH

Plan Ref 10/00706/FUL **Date Received** 09.08.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 20.12.2010

Proposal : Erection of a concrete block shed (Retrospective)

Location : 26 St Gregorys Place Chorley Lancashire PR7 3NY

Applicant: Mr A Read 26 St Gregorys Place Chorley Lancashire PR7 3NY

Plan Ref 10/00707/TPO **Date Received** 09.08.2010 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 03.12.2010

Proposal : Pruning of Oak tree T2, covered by TPO 7 (Whittle Le Woods) 1996

Location : 16 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Applicant: Mrs Julie Andrews 18 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Plan Ref 10/00708/TPO **Date Received** 09.08.2010 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 03.12.2010

Proposal : Pruning of mature oak tree, T3, covered by TPO 7 (Whittle Le Woods) 1996

Location : 18 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Applicant: Mr Simon Roscoe 16 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Plan Ref	10/00731/FUL	Date Received	18.08.2010	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	08.12.2010		
Proposal :	Redevelopment of play area comprising of covered timber decked area, timber planters with trees and plants, fixed timber climbing structure, timber play house and pathway with bark chippings.				
Location :	Coppull Village Hall 47 Chapel Lane Coppull Chorley PR7 4PG				
Applicant:	Noahs Ark, Coppull Parish Pre-school Mrs Ruth White 4 Longworth Avenue Coppull Chorley Lancashire				
Plan Ref	10/00757/FUL	Date Received	24.08.2010	Decision	Permit Full Planning Permission
Ward:	Pennine	Date Decided	23.12.2010		
Proposal :	Proposed demolition of existing dwelling and construction of replacement dwelling, (resubmission of application 10/00520/FUL still pending)				
Location :	Little Knowley House 19 Blackburn Road Whittle-Le-Woods Chorley Lancashire				
Applicant:	Mr D Hepstonstall C/o Neil Pike Architecture Limited Michigan House 17-19 Chorley New Road Bolton BL1 4QR				
Plan Ref	10/00799/FUL	Date Received	06.09.2010	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	20.12.2010		
Proposal :	Proposed new roof with dormers to the front and rear to provide additional living space upstairs and a single storey side extension to provide front garage and storage/utility to the rear.				
Location :	28 Back Lane Clayton-Le-Woods Chorley PR6 7QE				
Applicant:	John Woods 28 Back Lane Clayton-Le-Woods Chorley PR6 7QE				
Plan Ref	10/00834/FULMA J	Date Received	15.09.2010	Decision	Refuse Full Planning Permission
Ward:	Chorley North East	Date Decided	02.12.2010		
Proposal :	Proposal residential development for 50 two-storey houses (20% affordable houses)				
Location :	Former Initial Textile Services Bounded By Botany Brow And Willow Road Chorley Lancashire				
Applicant:	Elmwood Construction LLP Flat 2 Chorcliffe House Hollinshead Street Chorley Lancashire PR7 1EP				
Plan Ref	10/00851/FUL	Date Received	21.09.2010	Decision	Permit Full Planning Permission
Ward:	Brindle And Hoghton	Date Decided	02.12.2010		
Proposal :	Erection of a single storey rear extension to create an extended kitchen				

Location : 13 Chapel Lane Hoghton Preston PR5 0RY
Applicant: Mr Gary Mocom 13 Chapel Lane Hoghton Preston PR5 0RY

Plan Ref 10/00892/TPO **Date Received** 06.10.2010 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods **Date Decided** 10.12.2010
 And Whittle-le-Woods

Proposal : Proposed felling of 3 trees
Location : 6 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD
Applicant: Pinnacle TLS Ltd. Mr Matthew Potier Prescot Road St Helens WA10 3UB

Plan Ref 10/00905/FUL **Date Received** 08.10.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 02.12.2010
 And Whittle-le-Woods

Proposal : Provision of outdoor play equipment including the erection of new fencing and surfacing materials
Location : 239 Preston Road Clayton-Le-Woods Chorley Lancashire PR6 7PY
Applicant: Alexandra Kindergarten 239 Preston Road Clayton-Le-Woods Chorley Lancashire PR6 7PY

Plan Ref 10/00915/FUL **Date Received** 13.10.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 07.12.2010
 And Whittle-le-Woods

Proposal : Demolition of the existing conservatory and the erection of a part single part two story rear extension to create additional living space
Location : 3 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG
Applicant: Mr Wayne Taylor 3 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG

Plan Ref 10/00916/ADV **Date Received** 13.10.2010 **Decision** Advertising Consent

Ward: Wheelton And **Date Decided** 02.12.2010
 Withnell

Proposal : Erection of three free standing notice board
Location : Hillside Methodist Church School Lane Brinscall Lancashire PR6 8JP
Applicant: Rev'd Graham Cutler Hillside Methodist Church School Lane Brinscall Lancashire PR6 8JP

Plan Ref 10/00918/FUL **Date Received** 14.10.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.12.2010

Proposal : Erection of agricultural livestock building (Phase 1 of 4)
Location : Ingrave Farm New Lane Eccleston Chorley PR7 6NA
Applicant: Mr Tony Kirkham Butterfly Hall Farm Croston Preston PR26 9HH

Plan Ref 10/00919/FUL **Date Received** 14.10.2010 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 07.12.2010

Proposal : Proposed detached double garage with storage space above.
Location : Briar Cottage 187 South Road Bretherton Leyland PR26 9AJ
Applicant: Mr Gary Connor Briar Cottage 187 South Road Bretherton Leyland PR26 9AJ

Plan Ref 10/00921/FUL **Date Received** 14.10.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.12.2010

Proposal : Erection of agricultural livestock building (Phase 2 of 4)
Location : Ingrave Farm New Lane Eccleston Chorley PR7 6NA
Applicant: Mr Tony Kirkham Butterfly Hall Farm Croston Preston PR26 9HH

Plan Ref 10/00922/FUL **Date Received** 14.10.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.12.2010

Proposal : Erection of agricultural livestock building (Phase 3 of 4)
Location : Ingrave Farm New Lane Eccleston Chorley PR7 6NA
Applicant: Mr & Mrs A & L Kirkham Butterfly Hall Farm Highfield Road Croston PR26 9HH

Plan Ref 10/00923/FUL **Date Received** 14.10.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.12.2010

Proposal : Erection of agricultural storage building (Phase 4 of 4)
Location : Ingrave Farm New Lane Eccleston Chorley PR7 6NA
Applicant: Mr & Mrs A & L Kirkham Butterfly Hall Farm Highfield Road Croston PR26 9HH

Plan Ref 10/00927/COU **Date Received** 15.10.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 10.12.2010

Proposal : Proposed change of use from existing office to live/work unit; erection of single storey front extension and erection of detached double garage

Location : Bannisters Chorley Road Withnell Chorley PR6 8BG

Applicant: Mr N Clare Bannisters Chorley Road Withnell Chorley PR6 8BG

Plan Ref 10/00933/FUL **Date Received** 18.10.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 06.12.2010

Proposal : Application to replace an extant planning permission (07/00956/FUL) in order to extend the time limit for implementation for the erection of 2 two storey extensions and alterations to Crawshaw Hall. The demolition of dutch barn and erection of new garage and change of use of shippon to ancillary accommodation.

Location : Crawshaw Hall Farm The Common Adlington Chorley PR7 4DN

Applicant: Crawshaw Hall Developments Broadriding Farm House Broadriding Road Shevington Wigan WN6 8EU

Plan Ref 10/00934/LBC **Date Received** 18.10.2010 **Decision** Grant Listed Building Consent

Ward: Adlington & Anderton **Date Decided** 06.12.2010

Proposal : Application for Listed Building Consent to replace an extant planning permission (07/00957/LBC) in order to extend the time limit for implementation for the erection of 2 two storey extensions and alterations to Crawshaw Hall. The demolition of dutch barn and erection of new garage and change of use of shippon to ancillary accommodation.

Location : Crawshaw Hall Farm The Common Adlington Chorley PR7 4DN

Applicant: Crawshaw Hall Developments Broadriding Farm House Broadriding Road Shevington Wigan WN6 8EU

Plan Ref 10/00943/FUL **Date Received** 21.10.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 16.12.2010

Proposal : Demolition of the existing barn and garage and erection of new building incorporating tractor store, fuel storage area with log burner and sunroom

Location : Ollerton Fold Farm Ollerton Lane Withnell Chorley PR6 8BW

Applicant: Mr G Singleton Ollerton Fold Farm Ollerton Lane Withnell Chorley PR6 8BW

Plan Ref 10/00949/FUL **Date Received** 25.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 10.12.2010

Proposal : Erection of rear conservatory
Location : 1 Bradford Avenue Chorley Lancashire PR7 3TP
Applicant: Mr S Ling 33 Louie Pollard Crescent Great Harwood Bolton BB6 7TG

Plan Ref 10/00952/COU **Date Received** 26.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 10.12.2010

Proposal : Proposed change of use from industrial premises (B2 Use) to taxi private hire/minibus private hire office (Sui Generis).
Location : Cowling Mill Cowling Brow Chorley
Applicant: Kes-Cars 6 Gorse Close Whittle-Le-Woods Chorley PR6 8LE

Plan Ref 10/00955/FUL **Date Received** 27.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 10.12.2010

Proposal : Alterations to the existing dwelling incorporating the erection of front and rear dormer windows, erection of a single storey rear extension, bay window to front and the erection of a first floor extension over the existing garage
Location : 9 Belvedere Drive Chorley PR7 1LY
Applicant: Mr Eric Kos 9 Belvedere Drive Chorley PR7 1LY

Plan Ref 10/00956/FUL **Date Received** 27.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 07.12.2010

Proposal : Proposed two storey side extension, rear single storey extension and alterations to main front drive for additional off street parking
Location : 31 Preston Road Chorley Lancashire PR7 1PW
Applicant: Mr & Mrs Colbeck 31 Preston Road Chorley Lancashire PR7 1PW UK

Plan Ref 10/00957/FUL **Date Received** 27.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 08.12.2010

Proposal : Erection of single storey side extension to create conservatory/orangery
Location : 14 Arley Wood Drive Chorley PR7 2FS
Applicant: Mr & Mrs Piontek 14 Arley Wood Drive Chorley PR7 2FS

Plan Ref 10/00958/FUL **Date Received** 27.10.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 23.12.2010

Proposal : Proposed detached garage
Location : Selwyn 135 Preston Road Whittle-Le-Woods Chorley PR6 7PJ
Applicant: Mr Karl Hallett Selwyn 135 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref 10/00960/FUL **Date Received** 28.10.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 23.12.2010

Proposal : Proposed change of use of the first floor from existing hair salon (use class A1) to a dance studio (use class D2) including internal alterations to the first floor landing to provide a fire protected escape path.
Location : Jayne & Co 3 Clifford Street Chorley Lancashire PR7 1AQ
Applicant: Mr Simon Newell 4 Springwood Drive Chorley Lancashire PR7 4AD UK

Plan Ref 10/00967/FUL **Date Received** 28.10.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 07.12.2010

Proposal : Proposed rear conservatory
Location : 80 Kingsway Euxton Chorley PR7 6PP
Applicant: Mrs Debra Lomax 80 Kingsway Euxton Chorley PR7 6PP

Plan Ref 10/00975/REM **Date Received** 01.11.2010 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 20.12.2010

Proposal : Application to extend the time limit for implementation of extant planning permission 07/01420/REM for the construction of a spur road at Buckshaw Link, Buckshaw Village
Location : Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lne Euxton Lane Euxton Lancashire
Applicant: CBRE 21 Bryanston Street London WIH 7PR

Plan Ref 10/00976/FUL **Date Received** 02.11.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 10.12.2010

Proposal : Erection of a two storey side extension and single storey rear extension
Location : 26 Empress Way Euxton Chorley PR7 6QB
Applicant: Miss Vicki Cardwell 26 Empress Way Euxton Chorley Lancashire PR7 6QB United Kingdom

Plan Ref 10/00977/FUL **Date Received** 02.11.2010 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 23.12.2010

Proposal : Erection of a two-storey side extension to create additional living space
Location : South Marl Pits Farm Briers Brow Wheelton Lancashire PR6 8JT
Applicant: Mr Chris Cox South Marl Pits Farm Briers Brow Wheelton Lancashire PR6 8JT

Plan Ref 10/00978/FUL **Date Received** 02.11.2010 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 07.12.2010

Proposal : Erection of a single storey rear extension to create additional living space
Location : 155 Chorley Road Heath Charnock Lancashire PR6 9JL
Applicant: Mr Mike Thompson 155 Chorley Road Heath Charnock Chorley Lancashire PR6 9JL England

Plan Ref 10/00979/FUL **Date Received** 04.11.2010 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.12.2010

Proposal : Application to replace an existing flat roof at the rear of the property with a dual pitched slate roof, incorporating two roof lights, formation of a covered timber decking area to the rear of the property
Location : Fern Cottage High Street Mawdesley Ormskirk L40 3TD
Applicant: Mr & Mrs Brian Williams Fern Cottage High Street Mawdesley Ormskirk Lancashire L40 3TD England

Plan Ref 10/00981/FUL **Date Received** 21.10.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 15.12.2010

Proposal : Demolition of the existing bungalow/garage and the erection of a two storey dwelling with a detached garage (resubmission of planning application 10/00742/FUL)
Location : Ollerton Close Ollerton Lane Withnell Chorley PR6 8BN
Applicant: Mrs Angela Poole Ollerton Close Ollerton Lane Withnell Chorley PR6 8BN

Plan Ref 10/00987/FUL **Date Received** 05.11.2010 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 23.12.2010

Proposal : Removal of existing rear conservatory and attached garage and erection of two storey side extension incorporating a new attached garage, rear conservatory, front porch, raising the roof and insertion of dormers to front and rear

Location : The Bungalow Station Road Hoghton Preston PR5 0DD
Applicant: Mr P Archer The Bungalow Station Road Hoghton Preston PR5 0DD

Plan Ref 10/00990/FUL **Date Received** 04.11.2010 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 23.12.2010

Proposal : Proposed construction of a car port over existing drive
Location : 28 Fairview Drive Adlington Chorley PR6 9SB
Applicant: Mr David Hoppe

Plan Ref 10/00991/FUL **Date Received** 04.11.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 20.12.2010

Proposal : Erection of a detached single storey double garage to the front of the dwelling
Location : Ormerod House Flag Lane Ulnes Walton Chorley PR7 6EZ
Applicant: Mr Steve Taylor Ormerod House Flag Lane Ulnes Walton Chorley PR7 6EZ

Plan Ref 10/00999/FUL **Date Received** 09.11.2010 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 20.12.2010

Proposal : Proposed replacement dwelling (repositioned) following demolition of existing dwelling and adjoining agricultural building
Location : Moss Farm Moss Lane Croston Leyland Lancashire
Applicant: Quantil Farms Ltd Robinsons Farm Cranes Lane Lathom Ormskirk L40 5UJ

Plan Ref 10/01005/FUL **Date Received** 12.11.2010 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.12.2010

Proposal : Erection of one storey rear extension and remodelling to create additional living accommodation.
Location : 11 Spinney Close Whittle-Le-Woods Chorley PR6 7PW
Applicant: Mr Bill Walmsley 11 Spinney Close Whittle-Le-Woods Chorley PR6 7PW

Plan Ref 10/01007/FUL **Date Received** 12.11.2010 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 15.12.2010

Proposal : Erection of 1800mm high boundary fence adjacent to Fountains Close
Location : St Georges Primary School Carr Lane Chorley Lancashire PR7 3JU

Applicant: The School Governors St Georges Primary School Carr Lane Chorley Lancashire PR7 3JU

Plan Ref 10/01011/FUL **Date Received** 15.11.2010 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 20.12.2010

Proposal : New pitched roof over existing garage
Location : 30 Church Walk Euxton Chorley PR7 6HL
Applicant: Mrs Wright 30 Church Walk Euxton Chorley PR7 6HL

Plan Ref 10/01013/FUL **Date Received** 16.11.2010 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 20.12.2010

Proposal : Erection of a ground floor rear extension with first floor accommodation to create additional bathroom and extended kitchen
Location : 4 Lawton Close Higher Wheelton Chorley PR6 8HU
Applicant: Mr James Berry 4 Lawton Close Higher Wheelton Chorley PR6 8HU

Plan Ref 10/01029/AGR **Date Received** 22.11.2010 **Decision** Prior Approval Not Required

Ward: Chisnall **Date Decided** 16.12.2010

Proposal : Application for agricultural prior notification for the erection of a agricultural building for the storage of hay and straw, together with machinery for farm use.
Location : Martin House Farm Church Lane Wrightington Bar Heskin Wigan
Applicant: Mr E & Mrs G Clarke Martin House Farm Church Lane Wrightington Bar Heskin Wigan Lancashire WN6 9SW

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