

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 24th May 2011

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

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

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

16 May 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 24TH MAY 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, 24th May 2011 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 12)**

To confirm the minutes of the Development Control Committee meeting held on 19 April 2011 (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. **Index of Applications 24 May 2011 (Pages 13 - 14)**

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 your 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) **11/00028/FULMAJ - Land 150 Metres South of Filter Beds Cottage Bolton Road Anderton Lancashire** (Pages 15 - 28)

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

(b) 11/00074/FULMAJ - 47 Clancutt Lane Coppull Chorley PR7 4NR (Pages 29 - 48)

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

(c) 11/00168/FULMAJ - Weldbank Plastic Co Ltd Westhoughton Road Heath Charnock Chorley Lancashire (Pages 49 - 66)

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

(d) 11/00210/FUL - Land Rear of 187 Town Lane Whittle-le-Woods Lancashire (Pages 67 - 70)

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

(e) 11/00262/FUL - Woodcock Barn Runshaw Lane Euxton Chorley PR7 6HB (Pages 71 - 74)

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

(f) 11/00270/FUL - 84 Hamilton Road Chorley PR7 2TJ (Pages 75 - 78)

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

(g) 11/00149/REMMAJ - Parcel L Buckshaw Avenue Buckshaw Village Lancashire (Pages 79 - 86)

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

(h) 11/00178/FUL - Buckshaw Village Parcel H4 Persimmon Homes Buckshaw Village Lancashire (Pages 87 - 92)

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

5. **Town and Country Planning Act 1990 - Section 257 Chorley Borough Council (Public Footpath no: 41, Chorley) Public Path Diversion Order 2011** (Pages 93 - 94)

Report of the Director of Transformation (enclosed).

6. **Planning Appeals and Decisions Notification Report** (Pages 95 - 98)

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**

(a) 11 May 2011 (schedule enclosed) (Pages 99 - 100)

(b) 19 April 2011 (schedule enclosed) (Pages 101 - 102)

8. **Planning applications determined by the Director of Partnerships, Planning and Policy** (Pages 103 - 118)

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

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

Yours sincerely

Donna Hall

Donna Hall CBE
Chief Executive

Cathryn Barrett
Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all members of the Development Control Committee 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.
3. Agenda and reports to Development Control Committee reserves, (Councillor) for information.

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, 19 April 2011**

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

Officers: Jennifer Moore (Head of Planning), Nicola Hopkins (Principal Planning Officer (Major Projects)), Alex Jackson (Senior Lawyer) and Cathryn Barrett (Democratic and Member Services Officer)

11.DC.40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henry Counce and Councillor Roy Lees.

11.DC.41 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 29 March 2011 be confirmed as a correct record and signed by the Chair.

11.DC.42 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

11.DC.43 PLANNING APPLICATIONS TO BE DETERMINED

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

(a) 11/00028/FULMAJ - Land 150 Metres South Of Filter Beds Cottage, Bolton Road, Anderton Lancashire

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

Application No:	11/00028/FULMAJ
Proposal:	Proposed change of use of pasture land to create a sports field for three football pitches involving minimal cut and fill earthworks to create a level playing area together with an associated new vehicular access off Scholes Bank to serve a new car park.
Location:	Land 150 Meters South of Filter Beds Cottage, Bolton Road, Anderton, Lancashire
Decision:	

Councillor David Dickinson proposed to grant the planning approval, this proposal was not seconded.

It was proposed by Councillor June Molyneaux, seconded by Councillor Ralph Snape and subsequently **RESOLVED (9:1) – To defer the decision to allow the Members of the Committee to visit the site of the development.**

(b) 11/00085/FULMAJ - Garage Westminster Road Chorley Lancashire PR7 2DD

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

Application No: 11/00085/FULMAJ
 Proposal: Application for new planning permission to replace extant planning permission for 16 apartments and dwelling (ref: 07/01140/FULMAJ)
 Location: Garage Westminster Road, Chorley, Lancashire
 Decision:

It was proposed by Councillor Ralph Snape to approve the officers recommendation, with the amendment that the development must be begun not later than three years. This proposal was seconded by Councillor David Dickson and subsequently **RESOLVED (7:3) – To grant permission 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 development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.**
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. HS4 of the Adopted Chorley Borough Local Plan Review.
3. **No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.**
Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.
4. **All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or**

diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

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

Reason: 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

8. Prior to the commencement of the development full details of the proposed bin stores 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 details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

9. 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

10. Prior to the commencement of the development full details of the laying out of Alker Street shall be submitted to and approved in writing by the Local Planning Authority. The information shall include details of the proposed marking out of the highway and available parking provision. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety within the area and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review

11. The approved plans are:

Plan Ref.	Received On:	Title:
	26 February 2008	Site Location Plan
ADDO5/011/010A	2 October 2007	Proposed Site Layout
ADD05/011/030C	26 November 2007	Block B
BAAD05/011/020	2 October 2007	Block A
AADD05/011/001	2 October 2007	Existing Layouts and Elevations

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

12. 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).

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.

13. 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.

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.

14. No dwelling shall be occupied until a letter of assurance, detailing how each plot will meet the necessary code level, has been issued by an approved code assessor and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved measures for achieving the required code level. Prior to the completion of the development a Final Code Certificate shall be 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.

15. 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.

16. 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 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.

17. Prior to the commencement of the development full details of the on site measures to reduce the carbon emissions of the development, through the use of low or zero carbon technologies, by 15% shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved details.

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.

- (c) **11/0071/FULMAJ - Formerly Multipart Distribution Limited Pilling Lane Chorley**

Application No: 11/00071/FULMAJ
 Proposal: Re-plan to plots R282-R299 (18 dwellings) and an additional 3 dwellings (Plots R400-R403)
 Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Ralph Snape and subsequently unanimously **RESOLVED – To grant planning permission 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The approved plans are:

Plan Ref/Title:	Received On:	Title
4081-11-02-003 Rev F	19 April 2011	Location Plan
4081-11-02-001 Rev V	19 April 2011	Planning Site Layout
4081-11-001-001 Rev E	19 April 2011	Material Schedule
Lex-11-02-003 Rev F	19 April 2011	Boundary Treatment Plan
4081/ENG001 Rev B	19 April 2011	Drainage Layout
C-SD-0806	27 January 2011	Free Standing Brick Walls
C-SD0910	27 January 2011	Gate Within Close Boarded Fence 1.8m High
C-SD0905	27 January 2011	1350mm Close Boarded/450mm Trellis Fencing
C-SD0907	27 January 2011	Close Boarded Fencing 1.8m Panel Effect
C-SD0900	27 January 2011	Post and Rail Fencing
SG-DG01-1-001 Rev B	27 January 2011	Double Garage Type 1 Plan Section & Elevation (Hipped)
C-DG01-1-001-Rev C	27 January 2011	Double Garage Type 1 Plan Section & Elevations
L4081K.1	27 January 2011	The Kenilworth: Social Housing Plots R286-R287
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 2 Plots R296-R299 & R400 (Elevations)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 2 Plots R296-R299 & R400 (Floor Plans)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 1 Plots R282-R285 (Elevations)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 1 Plots R282-R285 (Floor Plans)
CHSB02	27 January 2011	The Broadway-Evesham (Elevations)
CHSB02	27 January 2011	The Broadway-Evesham (Floor Plans)
CHSB02	27 January 2011	The Broadway-Evesham (Render)
C3H108	27 January 2011	The Kenilworth

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

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

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

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

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

5. The external facing materials detailed on the approved plans shall be used and no others substituted. For clarity the Western Red Multi Stock on the approved plan should read 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.

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

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

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

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

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

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

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

Reason: In the interests of highway safety and in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.

10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.
Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the adopted Chorley Borough Local Plan Review.
11. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.
Reason: To ensure that the existing residents are fully aware of the progress of the development.
12. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.
13. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).
Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the adopted Chorley Borough Local Plan Review.
14. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and future residents and in accordance with Policy No.s GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
15. The construction of the development shall be carried out between 07.00 hours and 19.00 hours Monday to Friday, and 08.00 hours and 13.00 hours on Saturday. There shall be no construction works carried out on Sundays or Bank/Public Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Policy EP20 of the Chorley Local Plan Review.
16. Prior to the commencement of the development full details of the communal bin collection points shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their location and the proposed hard surfacing materials/ details of the

enclosure. The collection points shall only be utilised for the storage of bins on bin collection days and shall be free of bins at all other times. The collection points shall thereafter be retained in perpetuity.

Reason: To ensure adequate refuse collection facilities are provided on site and in the interests of the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

- (d) **11/00123/REMMAJ - Land 50 Metres South Of Buckshaw Community Centre Unity Place Buckshaw Village Lancashire**

Application No: 11/00123/REMMAJ
 Proposal: Reserved Matters application for a Health Centre (related to outline permissions 97/00509/OOUT and 02/00748/OUTMAJ)
 Location: Land 50 metres South of Buckshaw Community Centre, Unity Place, Buckshaw Village, Lancashire
 Decision:

It was proposed by Councillor Mick Muncaster, seconded by Councillor Simon Moulton and subsequently unanimously **RESOLVED – To grant planning permission subject to the following conditions:**

1. **The proposed development must be begun not later than three years from the date of this permission.**
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **A Travel Plan shall be produced and submitted to Chorley Council using the following timescale:**
 - **A Travel Plan Co-ordinator shall be appointed and LCC's Travel Plan Advisers informed of contact details prior to occupation of the building hereby permitted;**
 - **The first travel survey shall be carried out within 3 months of occupation of the building hereby permitted;**
 - **A Full Travel Plan shall be submitted to Chorley Council and approved in writing within 6 months of the first travel surveys.**

The Full Travel Plan shall include the following as a minimum:

- **Appointment of a named Travel Plan Co-ordinator**
- **Travel survey;**
- **Details of cycling, pedestrian and public transport links to the site;**
- **Details of cycle parking;**
- **SMART Targets for non-car modes of travel;**
- **Action plan of measures to be introduced;**
- **Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years from the date of occupation of the building hereby permitted.**

Reason: To ensure the delivery of sustainable transport objectives, including reductions in car usage, increased use of public transport and walking and cycling and in accordance with Policy TR4 of the Adopted Local Plan Review and PPG13.

3. **The approved external facing materials are:**
 - **Brick – Ibstock Ravenhead Red Smooth (with dark grey mortar);**
 - **Renner – Sto – 1.5mm Finish – Warm White 32138;**

- Windows and Doors – Powder Coated Aluminium RAL 70024 (Medium Grey);
- Pitched Roofs – Redland Cambrian Slate – Grey 30;
- Rainwater Goods – Square Sections – Black.

The above materials 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. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.

4. The approved ground surfacing materials are:
 - Car parking areas – tar macadam surfaces (except the raised corner section which will be block paved);
 - Paved Areas – Marshalls Saxon Textured Concrete Paving 400x200mm – Natural;
 - Setts – Marshalls Tegula Concrete Sett Paving (Traffic Gauge) – Pennant Grey;

The above materials 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. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.

5. The photovoltaic's to be used on the building shall be in accordance with the details as shown on drawing number 1250(10)E01 Rev P1.

Reason: To ensure the PV panels are visually appropriate and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.

6. All planting, seeding or turfing comprised in the approved details of landscaping (drawing no. ARWSXXPL100007) shall be carried out in the first planting and seeding seasons following the occupation of the building 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.

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 external lighting to the site and building shall be carried out in accordance with drawing no. 1250(11)E01 Rev P1 before occupation of the building hereby permitted.

Reason: To ensure the site is appropriately lit and in accordance with policy GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.

8. The approved plans are:

Plan Ref.	Dated:	Title:
ARWSXXPL100006	11 February 2011	Proposed Site/Roof Plan
ARXXXEL251001	11 February 2011	Proposed Elevations
ARXX00PL200001	11 February 2011	Proposed Ground Floor Plan General Arrangement
ARXX01PL20001	11 February 2011	Proposed First Floor Plan General Arrangement
ARWSXXPL100007	11 February 2011	Proposed Landscaping Scheme
1250(11)E01 RevP1	11 February 2011	Typical External Lighting

Layout

Final 9W5701 25 February 2011 Travel Plan Framework
1250(10)E01 Rev P1 31 March 2011 Proposed PV Installations

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

9. The approved street furniture is:

- Bike Shelter – Broxap Icarus Cycle Shelter (submerged fittings) – Mild Grey;
- Bike Stands – Sheffield Cycle Stand (submerged fittings) – Mild Grey;
- Seat – Broxap Johnson ‘Lift Assist’ Seat (root fixed) – Timber/Mild Grey;
- Bench – Broxap Holyrood Seat (root fixed) – Timber/Mild Grey;
- Traffic Bollards – Broxap Swansea – Black;
- Bin Enclosure – Broxap Warrington Bow Top Fence (2m high) – black.

The above street furniture shall be used and no others substituted and they shall be sited as per approved plan ARWSXXPL100006.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.

11.DC.44 ENFORCEMENT ITEM - 1-3 ROCK VILLA ROAD WHITTLE-LE-WOODS

The Committee received a report from the Director of Partnerships, Planning and Policy asking Members of the Committee to consider whether it was expedient to serve an enforcement notice to secure the removal of a decking area and balustrade which had been erected without planning permission.

It was proposed by Councillor Simon Moulton, seconded by Councillor Alan Cullens and subsequently unanimously **RESOLVED – That it was felt expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990, for the dismantle of decking area and balustrade and remove the materials from the land which was erected without planning permissions.**

11.DC.45 ENFORCEMENT ITEM - THE GREEN ECCLESTON

The Committee received a report from the Director of Partnerships, Planning and Policy asking Members of the Committee to consider whether it was expedient to serve an enforcement notice to secure the removal of the unauthorised building, stoned track and brick plinths from the land.

It was proposed by Councillor Dennis Edgerley, seconded by Councillor David Dickinson and subsequently **RESOLVED (8:2) – That it was felt that it was expedient to issue an Enforcement Notice under Section 172 and of the Town and Country Planning Act 1990 in respect of the erection of a building, formation of a stoned track and the erecting of brick plinths on the land and that the compliance period be six months.**

11.DC.46 PLANNING APPEALS AND NOTIFICATIONS REPORT

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

RESOLVED – That the report be noted.

11.DC.47 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, a schedule listing two applications for Category 'B' development proposals which had been determined by the Chair and Vice Chair of the Committee at a meeting held on 29 March 2011.

RESOLVED – That the report be noted.

11.DC.48 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

The Committee received, for information, a schedule listing planning applications determined by the Director of Partnerships, Planning and Policy under delegated powers between 18 March 2011 and 7 April 2011.

RESOLVED – That the schedule be noted.

11.DC.49 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Committee were informed that the developers for Yew Tree Farm had withdrawn their appeal.

Chair

Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	24 May 2011

Planning Applications Awaiting Decision

Item No.	Application No.	Recommendation	Location	Proposal
4a	11/00028/FULMAJ	Permit Full Planning Permission	Land 150 Metres South Of Filter Beds Cottage Bolton Road Anderton Lancashire	Proposed change of use of pasture land to create a sports field for 3 football pitches involving minimal cut and fill earthworks to create a level playing area together with an associated new vehicular access off Scholes Bank to serve a new car park.
4b	11/00074/FULMAJ	Refuse Full Planning Permission	47 Clancutt Lane Coppull Chorley PR7 4NR	Application for the erection of 10 two bedroom dwellings and 20 three bedroom dwellings (incorporating four 2.5 storey three bedroom dwellings- plots 1, 7, 9 and 21) with associated access, car parking and landscaping. Including refurbishment and reconfiguration of garden and fencing of 47 Clancutt Lane.
4c	11/00168/FULMAJ	Permit (Subject to Legal Agreement)	Weldbank Plastic Co Ltd Westhoughton Road Heath Charnock Chorley Lancashire	Full planning application for the demolition of the existing buildings and erection of a residential development comprising of 20 new houses and associated access, car parking and landscaping arrangements.

Report

4d	11/00210/FUL	Refuse Full Planning Permission	Land Rear Of 187 Town Lane Whittle-Le-Woods Lancashire	Change of use of land from former agricultural land to residential curtilage
4e	11/00262/FUL	Refuse Full Planning Permission	Woodcock Barn Runshaw Lane Euxton Chorley PR7 6HB	Application for amendments to the pitch of the roof over the entrance and garage to the front of the property, and application for retrospective permission for the roof pitch over side extension.
4f	11/00270/FUL	Permit Full Planning Permission	84 Hamilton Road Chorley PR7 2TJ	Erection of a side extension with accommodation at mezzanine level, replacement of the front dormer window and erection of a front boundary wall
4g	11/00149/REMMAJ	Approve Reserved Matters	Parcel L Buckshaw Avenue Buckshaw Village Lancashire	Reserved Matters Application for southern part of Parcel L for the construction of 59 No dwellings together with associated works.
4h	11/00178/FUL	Permit Full Planning Permission	Buckshaw Village Parcel H4 Persimmon Homes Buckshaw Village Lancashire	Proposed replan of part of Parcel H4 (approved under 08/00767/FULMAJ) to change the layout and house types.

Item	11/00028/FULMAJ
Case Officer	Mr David Stirzaker
Ward	Heath Charnock And Rivington
Proposal	Proposed change of use of pasture land to create a sports field for 3 football pitches involving minimal cut and fill earthworks to create a level playing area together with an associated new vehicular access off Scholes Bank to serve a new car park.
Location	Land 150 Metres South Of Filter Beds Cottage Bolton Road Anderton Lancashire
Applicant	Horwich St Mary's FC
Consultation expiry: 20 April 2011	
Application expiry: 15 April 2011	

Proposal

1. This application has been submitted by Horwich St Mary's Football Club and is being considered in tandem with a planning application submitted to Bolton Council for a new clubhouse (Bolton's planning reference 81137/08). The existing site of the football club is in Horwich which is controlled by Bolton Council. The existing site accommodates football pitches and several structures used as changing rooms and toilet facilities. The application to Bolton Council proposes the replacement of these structures with a new dedicated single storey clubhouse building.
2. This application proposes the change of use of land abutting the existing football club site. This land is agricultural and it is proposed to change the use of this land to 3 no. football pitches, provide a new car parking area and provide a new vehicular access to the car park and site from Scholes Bank. The car park will provide space for 59 vehicles whilst a small overspill car park is proposed adjacent to the main car park and access. A pathway will link the car park to the clubhouse which as stated is on land under the Control of Bolton Council.
3. The application site generally slopes from north to south with the main change in levels being the fall of approx. 1.5m from Scholes Bank down into the site. Site sections have been submitted with the application showing how cut and fill works will be used to form level surfaces for the 3 no. football pitches proposed.

Recommendation

4. It is recommended that this application be granted conditional planning approval.

Main Issues

5. The main issues for consideration in respect of this planning application are as follows:
 - Principle of the development
 - Background information
 - Need for proposals
 - Levels
 - Impact on the neighbours
 - Impact on Character and Appearance of Locality
 - Trees and Landscape
 - Ecology
 - Flood Risk

- Traffic and Transport
- Public Right of Way
- Contamination and Coal Mines
- Drainage and Sewers
- Other matters

History

6. The application site has not been the subject of any recent planning applications although the part of the site which is in Bolton is the subject of a current planning application with Bolton Council for the erection of a club house (Ref No. 81137/08).

Representations

7. To date, 29 letters of objection have been received in relation to the original and amended plans. However, further consultations have now taken place in respect of a second amendment to the position of the access on Scholes Bank so any further representations will be reported in the addendum. The contents of the letters so far received can be summarised as follows: -
- The field is one of our more valuable hay meadows and its change of use would result in having to purchase winter feed to supplement the loss of the field
 - The access onto Scholes Bank is an accident waiting to happen
 - To get the field level would require vast amounts of imported infill material
 - There are 19 football pitches within a short distance of the application site
 - The car park will encourage off road bikes and various types of anti social behaviour
 - The land at the Squirrel Pub should be used instead for car parking and a clubhouse
 - Will the access road be closed when the pitches are not in use?
 - Will in be lit?
 - The car park will discourage use of public transport
 - What is the benefit to the local community that outweighs the cost?
 - Road speed limits in the vicinity should be reviewed
 - Why is a greenfield site being concreted over when there is a brownfield site nearby
 - Development will contravene and effect a conservation area
 - Development will impact on nature conservation
 - A highway safety issue will be created
 - Is the proposed increase in use appropriate
 - An aqueduct runs under the site – have United Utilities been consulted?
 - Has a drainage feasibility study been carried out and if the River Douglas can take more water?
 - The amount of pitches would be a large amount for the football club
 - There will be a high level of noise and disturbance
 - The character of the area will be ruined due to the size of the scheme
 - There will be harm to highway safety due to the nature of the road and the position of the access
 - The level of parking proposed is totally inadequate
 - A large amount of hedgerow will need to be removed
 - The car park will only be used for a very small percentage of the week
 - There have been many accidents on the road in recent years
 - Loss of privacy
 - Impact on local drainage
 - Residents peaceful appreciate of their gardens would be removed on match days
 - Drivers may decide to park on the A673 as it could take a long time to get out of the car park on match days
 - There will be a heightened risk of accidents on match days
 - There is doubt as to the final location of the club house
 - The club house may be used for social events
 - There is no guarantee that high level lighting will not be used
 - There are no proposals in relation to the security of the site
 - The land is currently tenanted by a farmer

- The proposals will not serve the wider community
 - The car park is unnecessary and will only serve to increase car use
 - People should be encourage to walk, use public transport or at least car share
 - The highways measures will not have much effect in reducing the impact of the development on highway safety
 - Cars would still line Scholes Bank as there would not be enough car parking
 - The application is ill thought and little consideration has been given to the local community and the impact of the development on the what is essentially a semi rural and in parts fully rural area
 - There will be another 30 to 50 cars parked on Scholes Bank which would block the visibility splay to the west
 - How long will 30 vehicles take to turn right
 - Frustrated drivers may decide to turn left then make a u-turn and having to wait may deter drivers from using the car parks
 - No increases are proposed to the traffic island
 - No allowances are made for the increase in the volume of football related traffic
 - Previous objections to the development of the site by Bolton Council should still be taken into account
 - The road design is flawed and the rush to get football pitches seems to outweigh safety
 - The existing St Mary's Social Club could be used instead as this is within easy walking distance of the site
 - Destruction of the Green Belt is not justified in this case
 - The pitches are in a quiet residential area and football matches will cause a disproportionately high level of disruption to residents
 - Local residents will be unable to relax and enjoy their own homes
 - There will be disruption to the area with vandalism, security and policing
 - The development will have a negative cumulative visual impact
 - There was recently an accident on Scholes Bank on 6th March
 - The speed limit on Scholes Bank and Bolton Road would continue to be ignored
8. **Horwich Town Council and Anderton Parish Council** initially made comments on the proposals. However following the receipt of amended plans both Council's have been reconsulted. Any further comments will be reported on the addendum
9. **Horwich Town Council** have made the following comments: -
- Members felt that the plan as submitted by the applicant did not contain sufficient detail for them to make a recommendation at the moment. Horwich Town Council requests that the applicants be made to supply much more detail concerning their proposals for the site. For example, great concern was expressed about arrangements for safe access and egress, and it was felt that this application needed a full report from Highways. Other areas of concern relate to the position of the club house and car park and the lack of screening between the club house and car park. Horwich Town Council have also requested that further consultations take place on the amended plans.
10. **Anderton Parish Council** have made the following comments: -
- The potential for increased noise and disturbance to residents of Anderton Court and Squirrel Lane
 - The proposed additional road access for the new car park looks particularly dangerous for this stretch of road

Consultations

11. **Lancashire County Council (Ecology)** do not raise any objections to the application subject to the recommendations set out in the Ecological Survey submitted with the planning application being made the subject of a planning condition.
12. **The Environment Agency** do not raise any objections to the application subject to the imposition of pre-commencement conditions requiring the existing crossing over Jepsons Clough (watercourse) to be removed in full and the watercourse restored to open section within

a timescale to be agreed and that a method statement for the removal of Japanese Knotweed & Himalayan Balsam be submitted for approval to the Council.

13. **The Architectural Design and Crime Reduction Advisor** raises no objections to the application on the basis of the plans submitted.
14. **The Director of People and Places (Parks & Open Spaces Manager)** advises that the Council receives annual requests from St Mary's football club for use of pitches in Adlington which impacts on the Council's ability to cater for teams in Chorley. In this specific location I suggest that the provision of pitches is supported. It is understood that this club has a huge number of teams and that they often have to spread to pitches across a wide area to provide safe playing conditions for the children and young people on the Chorley and Horwich boundary.
15. **United Utilities** initially objected to the application due to a lack of detailed information. However, on the basis of the additional information submitted by the applicant which has been made available to United Utilities, the original objection has now been withdrawn.
16. **Lancashire County Council (Highways)** have provided a very detailed response on the application proposals in terms of the access point, highway improvements and the level of car parking proposed. Several traffic counts have also been undertaken and the results of this identify that the proposed visibility splay to the west along Scholes Bank of 2.4m by 90m is acceptable. It is also suggested that the speed limit along this stretch of the road should be reduced through a Traffic Regulation Order although it is acknowledged that based on the 85th percentile speed of 41mph, the visibility proposed would meet with the requirements in the Design Manual for Roads and Bridges. The amended access position is considered to be acceptable in terms of its layout and position on Scholes Bank. The proposed 'no right turn' will need to be satisfactorily designed in liaison with LCC (Highways) and would need to be the subject of a Traffic Regulation Order and a Section 278 agreement to secure the improvement works to the highway shown on the submitted plans will also be necessary, both at the applicant's expense. The proposed level of car parking is also considered to be acceptable as is the area of overspill car parking which should be surfaced with grasscrete or a similar material.
17. **The Director of People and Places (Neighbourhood Environmental Health Officer)** does not raise any objections to the application on the basis of the plans that have been submitted.
18. **The Director of People and Place (Waste & Contaminated Land Officer)** does not raise any objections to this application hence does not recommend any planning conditions or informatives.
19. **Sport England** considers that the consultation is a non-statutory one. However, comments are still made in relation to the application and Sport England state that the current proposal will provide additional, dedicated football pitches and new playing field provision for the football club to help it develop and expand and could offer significant benefits to sport and as such, there are no objections to the proposals. Sport England also confirm that no objections have been raised in relation to the club house application being considered by Bolton Council.
20. **The Arboricultural Officer** does not raise any objections to the application subject to a scheme of tree replanting to mitigate the loss of the trees on Scholes Bank within the visibility splay.

Applicant's Case

21. The applicant states that the proposals are intended to fulfil part of the club's aspirations to enhance their existing facilities which include a proposed new single storey building to accommodate changing rooms, ancillary accommodation, storage and a clubhouse to be located within the existing playing pitch area to the east. The clubhouse is the subject of a separate planning application which was submitted to Bolton Council in 2008 (ref no. 81137/08) and which was recommended for approval by planning officers in 2009. The final determination

of that application is awaiting negotiations between the applicant and Bolton Council as to the final position of the clubhouse.

22. Horwich St Mary's Football Club was formed in 1978. It became a Charter Standard Community Club in 2002, was registered as a Community Amateur Sports Club in 2005 and in 2007 became a registered charity.

Assessment

Principle of the development

23. The application site is in the Green Belt. Uses of land in the Green Belt which preserve its openness and do not conflict with the purposes of including land in the Green Belt are acceptable in relation to PPG2 (Planning Policy Guidance Note 2). PPG2 also states that essential facilities associated with an acceptable land use in the Green Belt should be essential and genuinely required. The proposed change of use of the existing agricultural land to football pitches is therefore in principle acceptable. Given the increase in the number of pitches on the site, it is considered that the provision of a new car park, which is the minimum necessary to serve the enhanced facility, and access is considered to be an essential facility and genuinely needed in association with the new and existing football pitches on the site.
24. In terms of Policy LT12 of the Local Plan, criteria (c) requires development not to result in the loss of the best and most versatile agricultural land. Agricultural land is split into 5 categories by the Agricultural Land Classification with class 3 split into sub grades 3a and 3b. Grades 1, 2 and 3a are considered to be the most versatile types of land. This system of classification was introduced in 1966. However, since 1976, only selected areas of the country have been graded and the Natural England Technical Advice Note TIN049 confirms that there are no plans to survey all areas in detail and that consultations to DEFRA are only required when proposals are not consistent with the Planning Policies and involve the loss of 20 hectares or more of the best and most versatile land. It is stated that it is for Local Planning Authorities to decide how significant agricultural land issues are and the need for field information as DEFRA will not normally become involved with specific development proposals unless they raise issues of more than local importance. The application site is classified as grade 3 land but there is no more information available as to whether or not it falls with subgrade 3a or 3b. For the Council to ascertain this information, the land would have to be surveyed. Whilst the application site is currently tenanted by a farmer on a lease from United Utilities, it is part of a larger land holding by the farmer and the land is at present used for producing hay. The land is also adjacent to the existing site of the football club and the residential properties on Anderton Court. Given the land only extends to approximately 1.7 hectares in size, it is considered in this case that it would be difficult for the Council to justify refusing the application on the basis of the loss of this area of agricultural land in the absence of definitive survey data on the actual grade of the land.
25. On the basis of the above, in this case, it is considered that the 'principle' of the development proposed is acceptable and accords with Policy LT12 of the Local Plan and PPG2.

Need for proposals

26. The applicant has provided a statement setting out the need for the development proposed. This is based on the growth of the club since its formation in 1978. Until 1995, only 11 a side games were played. At this time, smaller team football matches were introduced and the club witnessed a big increase in the numbers playing, especially younger footballers. The club currently has 500 players made up of 29 teams comprising of boys and girls up to the age of 18 along with 2 adult teams. Of those teams, only 9 can play at Scholes Bank with the remainder playing games in Farnworth, Blackrod, Adlington and Chorley as well as some primary school sites in Horwich and Lostock.
27. The club states that it just wishes to see its own teams representing Horwich be able to play games in Horwich at the present site in Scholes Bank. The club also states that the car park will alleviate the problems of on street parking thus improving safety whilst also addressing local residents concerns on match days.
28. The club also provides justification for the clubhouse but this part of the site is in Bolton and is the subject of a separate application submitted to Bolton Council.

29. The Council's Parks and Open Spaces Manager states that the Council receives annual requests from the football club to use Chorley Council's pitches in Adlington which impacts on the Council's ability to cater for Chorley football teams. Support for the application is therefore expressed given the clubs current problems of having to spread games to pitches across a wide area to provide safe playing conditions for the children and young people of the local area.

Levels

30. The formation of the football pitches will involve cut and fill works to create suitably level playing surfaces for each of the 3 no. football pitches. The applicant has submitted proposed section plans which detail the amount of cut and fill that will be utilised across the site rather than importing material. The levels of the pitches will fall when viewed from Scholes Bank which is a result of the general fall in the level of the land in the same southerly direction from Scholes Bank. Whilst the pitches will give the land a more uniform appearance than at present, it is not considered that the cut and fill works will result in significant changes to the land levels that will be detrimentally harmful to the character of the locality.
31. The position of the access road into the site has also been amended to address concerns as to the impact an elevated road would have on the residential amenities of the occupiers of the nearby Anderton Court in that the change in the position of the road reduces its visual impact because the level change at the amended location is not quite as severe. There would be 14 metres from the edge of the access to the boundary and this is sufficient to enable the provision of landscaping to filter views of the access when seen from this property.

Impact on the Neighbours

32. The properties in Anderton Court have long gardens with the properties themselves being situated approximately 23 metres from boundary. The additional 3 no. football pitches on the site will inevitably lead to an increase in noise levels when football matches are being played. However, the original position of the pitches adjacent to the Anderton Court properties to the west has been amended and the separation distance between the pitches and the garden curtilage boundary of these properties has been increased to just over 13m. This will enable additional landscaping to be planted to filter views of the pitches and provide a more definitive boundary between these properties and the football pitches and reduce noise levels. Also, the Director of People and Places (Neighbourhood Environmental Health Officer) has not raised any objections to the application.
33. The new access to the site has now been moved further away from the garden curtilage boundary of Hawthorn Cottage that is part of Anderton Court than originally proposed due to concerns raised above at para 31. The distance of 5 metres from the boundary of Hawthorn Cottage to the access has been extended to 14 metres and this change will allow for the inclusion of landscaping between the boundary of Hawthorn Cottage and the access. The change of access position also means that the levels difference between the road and the site is reduced and this will assist in reducing the visual impact of the access. Whilst further comments may be received in relation to this amendment then it is considered that the position and level of the access is acceptable with the additional landscaping that is now proposed and that this would overcome the potential harm to the residents of Anderton Court.
34. In terms of the impact of the football pitches, the location of the pitches has also been amended to address initial concerns with regards to their proximity to the garden curtilage boundaries of the above property (Hawthorn Cottage) and Chauffeurs Cottage which is the property adjoining Hawthorn Cottage to the south. Both of these properties are part of the Anderton Court development to the west of the application site boundary. Whilst the boundaries of these properties are demarcated by existing hedgerows, the increase in the distance of the pitches from these properties will enable additional landscaping to be planted along the boundary to reduce both the visual impact of the football pitches, car park and access, but also reduce noise on match days although there are already football pitches on the site adjacent to the additional ones proposed.
35. With regards to the car parking, this was originally proposed in close proximity to the boundary of 68 Scholes Bank which is to the east of the application site. The layout of the car park has

now been reconfigured to address concerns with regards to the visual impact of the car park and its use on match days. The car park will now at its closest point be 7.5 metres from the end garden boundary of 68 Scholes Bank and 21 metres from the property itself. These distances are considered adequate to enable suitable mitigation measures to be provided.

36. No external illumination is detailed on the plans for the football pitches or the car park and any such lighting would have to be the subject of a separate planning application. To ensure the applicant is aware of this an informative has been attached to the recommendation.

Impact on Character and Appearance of Locality

37. The application site sits several metres below the level of Bolton Road. Views of the site will be attainable from Bolton Road due to the elevated nature of the road. There is also a requirement to reduce the height of the existing hedgerow along Scholes Bank to a height of 0.6m to enable provision of the 2.4m by 90m visibility splay. Some of the existing trees along Scholes Bank may also need to be removed to enable provision of the visibility splay although replacement planting will be required further into the site adjacent to the car park and the access to mitigate the visual impact of the car park when seen from Scholes Bank.
38. As stated, the formation of the football pitches will require some cut and fill to create a level surface on which to mark out the 3 no. football pitches proposed resulting in the land having a more uniform appearance when it is seen from Scholes Bank. However, the cut and fill works are not of such significance that the changes to the landform will cause detrimental harm to the character and appearance of the locality.
39. The site of the car park slopes gently in a southerly direction so will not require any significant changes in level. It is envisaged that the car park will be surfaced with gravel and the final details of this material will be the subject of a planning condition. A comprehensive scheme of landscaping will be sought to screen views of the car park from Scholes Bank and 68 Scholes Bank, the property closest to the car park to mitigate its visual impact.
40. The access into the site is proposed to be 6m wide and its formation along with the visibility splay to the east will visually alter the appearance of the site boundary along Scholes Bank as a result of the hedgerow being reduced to 0.6m in height and the removal of some of the existing trees. However, appropriate fencing and gating can be secured through a planning condition and access to the car park can be limited with an appropriate condition that allows its use only when matches are being played or the clubhouse is in use. This along with the replacement landscaping will ensure that the existing landscaped nature of the boundary along Scholes Bank is maintained, albeit set back further from Scholes Bank due to the visibility splay than is presently the case.

Trees and Landscape

41. The proposed visibility splay to the east will necessitate the need to remove 6 existing trees adjacent to Scholes Bank. The submitted Arboricultural Report gives these trees a 'C' rating and states that the loss of these trees can be off set with new tree and hedge planting within the site behind the visibility splay line.
42. The Council's Arboricultural Officer advises that the trees which are to be removed are not particularly good specimens and does not raise any objections to the application subject to a scheme of tree replanting being carried out which it is stated will enhance the area. A comprehensive scheme of landscaping would mitigate the loss of these trees whilst also providing a screen to the car park from Scholes Bank.
43. There are some trees further into the site adjacent to the position of the football pitches but these are to be retained. Additional landscaping will also be required along the boundary with the Anderton Court properties and adjacent to 68 Scholes Bank to screen the car park.

Ecology

44. The application is accompanied by an Ecological Assessment which concludes that the development proposed will not have any implications for protected species subject to mitigation and protection measures being followed. Recommendations are also made in relation to

Japanese Knotweed and Himalayan Balsam. LCC (Ecology) have been consulted on the application and on the basis of the content and recommendations contained within the Ecological Assessment and do not raise objections. This is subject to the recommendations and mitigations measures set out in the report being made the subject of a planning condition. The Environment Agency have also requested that a condition be attached requiring a Method Statement to be submitted in relation to removal and long term management of Japanese Knotweed and Himalayan Balsam.

Flood Risk

45. A Flood Risk Assessment has been submitted with the application which states that the development will not result in an increased risk of flooding hence accords with PPS25. The Environment Agency does not raise any objections to the development in relation to flood risk nor do United Utilities.
46. In respect of the proposed car park a planning condition has been attached to the recommendation requiring it to be constructed using permeable materials on a permeable base to ensure surface water is reduced.
47. The drainage of the football pitches has been specified as replicating the existing situation wherein field drains are used. The final drainage details will be made the subject of a planning condition so as the Council can liaise with the Environment Agency and United Utilities to ensure that the details are satisfactory.

Traffic and Transport

48. Part of the application proposes the formation of a new vehicular access from Scholes Bank to enable use of the new car park. The car park proposes the provision of 59 spaces. An over spill parking area is also proposed adjacent to the car park. Clearly the laying of hard standing within the Green Belt to form the car park has the potential to impact on the visual amenity of the area. To ensure this impact is minimal a condition is suggested requiring the submission of the proposed materials prior to the commencement of the development. LCC (Highways) state that the level of car parking is appropriate for the site and do not raise objections to the overspill car parking proposed.
49. The new access to the site is a part of the application proposals that has resulted in a large number of objections based on the potential implications for highway safety. The new access proposed includes a visibility splay to the east of 2.4m by 90m. The provision of this visibility splay is considered by LCC (Highways) to be sufficient to enable the safe use of the access to the site although a reduction in the speed limit is also considered desirable. The visibility splay will mean reducing the height of the existing hedgerow and vegetation to a height of 0.6m and suitable fencing provided which does not obstruct driver visibility.
50. In terms of this request from LCC (Highways) for the speed limit to be reduced, this would need to be the subject of a Traffic Regulation Order as will the provision of a 'no right turn' into the site. A suitable Grampian planning condition can be used to secure the 'no right turn'. However, LCC (Highways) state that the reduction in the speed limit is 'very much desirable' but are not insisting absolutely on its provision to make the proposals acceptable in highway safety terms as the 85th percentile speed of 41mph based on readings taken at the site mean that the visibility splay proposed accords with the Design Manual for Roads and Bridges. It is stated though that it would make the road safer by encouraging lower speeds adjacent to the access. A careful balance therefore has to be struck between the aspirations of LCC (Highways) and what is deemed necessary to make the proposals acceptable. LCC (Highways) have not objected to the scheme on the grounds of highway safety in respect of the speed limit and as such there is no justifiable reason to refuse the application on these grounds.
51. A condition has been attached to the recommendation requiring a scheme of highway improvement works to be submitted and approved by the Council in liaison with LCC (Highways) which will thereafter require the applicant to enter into the requisite agreements with LCC to facilitate the works. The works will include the 'no right turn' and the other improvement works detailed on the plans although the final design and layout of the improvement works will be the subject of discussions with LCC Highways.

Public Right of Way

52. There are no public rights of way which cross the application site that will be impacted on by the application proposals.

Contamination and Coal Mines

53. The Waste and Contaminated Land Officer does not raise any objections to the application and a standard informative will be attached to the planning permission drawing the applicant's attention to the need to contact the Coal Authority to obtain advice given the site is within an area that could have been the subject of past coal mining activity.

Drainage and Sewers

54. The applicant states that the drainage of the pitches will be as per the existing situation wherein field drains will be utilised and the car park will be conditioned to be constructed using permeable materials on a permeable base so water will drain through the surface to the ground underneath, again replicating the existing situation.

55. There is an aqueduct running across part of the site although United Utilities do not have any objections to the application following the submission of further details of levels. Whilst the pitches will be the subject of cut and fill works, the actual surface area will remain the same and this will be subjected to the same level of rainfall. The Environment Agency have also commented on the application and do not raise any objections either.

Others Matters

56. In terms of the comments made by local residents which have not already been addressed, whilst it is noted that the land is still in agricultural use, it is leased to the farmer by United Utilities and whether or not this lease is continued is a decision that rests with United Utilities.

57. The Squirrel Pub site has recently been granted planning permission for the erection of 4 no. dwellings so could not be used as a car park to serve the football club.

58. In terms of the concern regarding anti-social behaviour on the proposed car park no objections have been raised by the Architectural Liaison Officer to the proposals.

59. In terms of the use of brownfield sites in preference to this site, the club is wishing to improve existing facilities on one site and using an alternative site would mean all of the clubs pitches are not in one location.

60. With regards to the security of the site, the clubhouse is on land with the Bolton Council area but as stated, a condition will require that access to the site by vehicles is not available when it is not in use.

Overall Conclusion

61. The 'principle' of the change of use of the land to football pitches is acceptable and accords with guidance in PPG2 in that it relates to outdoor sport and recreation and given the application represents improvements to the existing use by Horwich St Mary's Football Club, the principle of the development is considered to be acceptable. In relation to Policy LT12, it is considered that the proposals accord with the objectives of this Local Plan Policy in that the impact on the amenities of local residents can be suitably mitigated and adequate car parking will be provided whilst there is justification for the improved facilities at the club. The main visual impact will stem from the provision of the visibility splay along Scholes Bank wherein the existing trees will need to be removed and the hedgerows cut back although with replacement planting, the overall character of the Scholes Bank frontage will be retained once the planting is established. The football pitches will not result in significant changes to land levels across the site which would be harmful to its character.

62. The highway comments are addressed above and the highway improvement works and the visibility splay will be subject to an appropriate condition

63. Whilst this planning application is linked to the clubhouse application in meeting the aspirations of the club to improve its facilities, the additional pitches proposed taken with the existing pitches on the site does necessitate the need for car parking which will also improve the situation on match days when cars park on the public highway hence it is considered that this application can be considered as a standalone proposal.

Other Matters

Public Consultation

64. The applicant has undertaken some consultation with the public. Section 7 of the applicants Planning Statement includes details of meetings held between residents and the St Marys Football Club at Horwich Leisure Centre. It is stated that whilst the meetings were regarding the application to Bolton Council for the clubhouse, the illustrative site layout proposals did show the additional football pitches and general position of the car park which now form the basis of this planning application. Appended to the Planning Statement is a copy of a newsletter sent out to local residents following a meeting.

Sustainability

65. The location of the application site and therefore the existing football club is on the very edge of Horwich which is part of the community which it serves. Whilst it is inevitable that many journeys to the site will be made by car, the site is close enough to Horwich, Anderton and Adlington to realistically make walking, cycling and the use of public transport a viable option especially given there is a bus stop on Scholes Bank right next to the application site.

Planning Policies

National Planning Policies:

PPS1:	Delivering Sustainable Development
PPG2:	Green Belts
PPS9:	Biodiversity & Geological Conservation
PPG13:	Transport
PPG17:	Planning for Open Space, Sport & Recreation
PPS25:	Development & Flood Risk

North West Regional Spatial Strategy:

Policy DP1 / Policy RDF4 / Policy L1 / Policy EM1 / Policy EM5 / Policy RT9

Adopted Chorley Borough Local Plan Review

Policies: GN5 / DC1 / EP4 / EP9 / EP18 / EP19 / EP20 / TR4 / LT12 / LT12

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guidance

Joint Core Strategy

Policy 22: Biodiversity and Geodiversity

Policy 24: Sport and Recreation

Policy 29: Water Management

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. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway

Authority (Lancashire Country Council) and the off-site works to the highway shall be completed prior to the first use of the football pitches and car park.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.
4. Before the development hereby permitted is first commenced full details of the existing levels on the site and the proposed ground levels of the football pitches, the car park, access path and access road (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 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 LT12 of the Adopted Chorley Borough Local Plan Review.
5. Before the development hereby permitted is first used, provision for cycle parking, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority, shall have been made.
Reason: To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
6. No development shall take place until details of the proposed surface water drainage arrangements for the access road, car park and football pitches have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be used until the approved surface water drainage arrangements have been fully implemented in accordance with the approved details.
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.
7. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences, walls and gates (including the gate across the access) to be erected to the site boundaries and within the site (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The land shall not be used pursuant to this permission until all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.
Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and LT12 of the Adopted Chorley Borough Local Plan Review.
8. 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 and HT9 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. 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.
11. Before the use of the football pitches hereby permitted is first commenced, the car park, access road and vehicle manoeuvring areas shall be surfaced, drained and marked out all in accordance with the approved plans. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
12. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 15m into the site shall be appropriately paved/surfaced using a hard material details of which have first been submitted to and approved in writing by the Local Planning Authority. The accessway thereafter shall be surfaced in accordance with the approved materials.
Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.
13. The football pitches hereby permitted shall be not be used until the means of vehicular access has been constructed and completed 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.
14. The access road to the site and car park shall remain closed to motorised vehicles and motorcycles at all times other than when matches are being played.
Reasons: In the interests of the amenities of neighbours, to prevent vehicles and motorcycles access the site when not in use and in accordance with Policy No. LT12 of the Adopted Chorley Borough Local Plan Review.
15. The existing access crossing over Jepson's Clough shall be removed in full with the watercourse restored to open section in accordance with details and a timescale to be agreed in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details and within the agreed timescale.
Reason: To reduce flood risk by removing a redundant structure and in accordance with Policy No. EP19 of the Adopted Chorley Borough Local Plan Review.
16. Prior to the commencement of development hereby permitted, a detailed method statement for the removal and/or long-term management/eradication of Japanese Knotweed & Himalayan Balsam on the site shall have been 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 & Himalayan Balsam during any operations such as mowing, strimming or 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 only proceed in accordance with the approved method statement.

Reason: To prevent the spread of Japanese Knotweed & Himalayan Balsam as a result of the development and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

17. The development hereby permitted shall only be carried out in accordance with the amphibian mitigation measures specified in section 6.1 of the TEP Ecological Assessment (Report Ref: 2140.002revA), or any amended measures which have first been submitted to and approved in writing by the Local Planning Authority.
Reasons: To safeguard protected species and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.
18. No site clearance, site preparation or development work shall take place until a habitat creation/enhancement and management plan (to include appropriate compensation for tree and hedgerow losses and loss of potential terrestrial amphibian habitat) has been submitted and approved by Chorley Borough Council in consultation with LCC (Ecology). The development shall only be carried out in accordance with the approved habitat creation/enhancement and management plan.
Reasons: To mitigate habitat loss, safeguard protected species and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device above 600mm in height. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Scholes Bank to points measured 90m in each direction along the nearer edge of the carriageway of Scholes Bank, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.
Reason: To ensure adequate visibility at the street junction or site access and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review
20. The proposed access from the site to Scholes Bank shall be constructed to a (minimum) width of 5.5m and this width shall be maintained for a minimum distance of 20m measured back from the nearside edge of the carriageway.
Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
21. The existing access shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads (concurrent with the formation of the new access or within 3 months of the formation of the new access).
Reason: To limit the number of access points to, and to maintain the proper construction of the highway.
22. 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.
23. The development hereby permitted shall not commence until full details of the colour, form and texture of the ground surfacing materials for the car park and overspill car park (notwithstanding any such detail shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The car parks shall be constructed using permeable materials on a permeable base. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. DC1 and GN5 of the Adopted Chorley Borough Local Plan Review.

24. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

Item 11/00074/FULMAJ

Case Officer Mrs Nicola Hopkins

Ward Coppull

Proposal Application for the erection of 10 two bedroom dwellings and 20 three bedroom dwellings (incorporating four 2.5 storey three bedroom dwellings- plots 1, 7, 9 and 21) with associated access, car parking and landscaping. Including refurbishment and reconfiguration of garden and fencing of 47 Clean-cut Lane.

Location 47 Clancutt Lane Coppull Chorley PR7 4NR

Applicant ID4L (Clancutt) Limited

Consultation expiry: 20 May 2011

Application expiry: 11 May 2011

Proposal

1. This application relates to the erection of 30 dwellinghouses on land adjacent to 47 Clancutt Lane, Coppull. The application proposes the erection of 30 affordable family dwellings which will be managed by a Registered Social Landlord
2. The application site is allocated as safeguarded land under Policy DC3.9 of the Local Plan. Safeguarded land is treated as if it Green Belt until such time as the land is needed for development

Recommendation

3. It is recommended that this application is refused

Main Issues

- The main issues for consideration in respect of this planning application are:
- Principle of the development
- Current Planning Policy Status
- Background information
- Affordable Housing
- Density
- Levels
- Impact on the neighbours
- Design
- Open Space
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic and Transport
- Public Right of Way
- Contamination and Coal Mines
- Drainage and Sewers

- The reconfiguration of the garden areas of 47 Clancutt Lane
- Neighbour concerns

Representations

4. 33 letters of objection have been received raising the following concerns:

- Traffic generation
- Highway safety issues
- Impact on water and sewer system
- Impact on wildlife
- Lower values of properties
- Impact on busy junction at top of Clancutt Lane
- Has been recorded anti-social behaviour in the area
- Design out of character with the surrounding area
- The inclusion of tandem parking spaces does not work in practice
- Access via the backs of the dwellings by vehicles should be restricted
- Sufficient housing within the area
- Parking in the area is a problem- not adequate for construction traffic
- Noise
- Not enough capacity in the local schools for additional children
- Flooding
- Land in safeguarded within the local plan
- Impact on biological heritage site
- Loss of privacy
- Ensure the dog waste bin is retained
- Noise and dirt by construction traffic
- Loss of trees and hedgerows
- No need for more affordable housing within Coppull
- Layout is tight and does not reflect the open character of the area
- No cycle route
- Will the application involve the derelict buildings at the bottom of Clancutt Lane
- Object to the inclusion of 2.5 storey dwellings on privacy grounds and design grounds.

5. 2 letters have been received not objecting to the application but raising concerns.

6. 1 letter of support has been received.

7. **Coppull Parish Council** object to this application on highway grounds and that the site would be bordering/encroaching into the green belt.

8. **Lindsey Hoyle MP** has raised concerns in respect of loss of privacy to existing residents and the additional pressure on the sewerage system.

Consultations

9. **Lancashire County Council (Ecology)** have stated the applicant should be required to submit the results of the great crested newt survey prior to determination of this application, in order that all relevant information is considered.

10. **Policy and Design Manager** has made comments on design which are addressed later within the report

11. **The Environment Agency** object to the application in respect of impact on Great Crested Newts
12. **The Architectural Design and Crime Reduction Advisor** has confirmed that the applicants intend for the development to be constructed for accreditation by Secure by Design. He has raised the issue of the anti-social behaviour on the railway bridge
13. **Lancashire County Council (Archaeology)** have no objection subject to a condition
14. **United Utilities** have no objection subject to various conditions/ informatives
15. **Lancashire County Council (Highways)** initially raised some specific comments in respect of the proposed layout however they have no over-riding highway objection to the proposed development in principle.
16. **Chorley's Waste & Contaminated Land Officer** has no objection subject to various conditions/ informatives
17. **Lancashire County Council (Planning Contributions)** have made a S106 request for waste and education which are addressed later within the report
18. **Corporate Director People and Places** recommends that the developers closely follow the recommendations outlined within the submitted acoustic report
19. **Sustrans** have requested that consideration is given to off site cycle routes and cycle storage
20. **Coal Authority** standing advice
21. **The Council's Arboricultural Officer** has commented on the proposals which are addressed later within the report
22. **Planning Policy** have commented on the principle of developing safeguarding land and the current housing land supply figure which is addressed within the report.

Applicants Case

23. The agent for the application has made the following points in support of the proposals:

Whilst the site is safeguarded land and subject to green belt policy there are very special circumstances and significant material considerations which weigh in favour of the development. These are that it will:

- Deliver new housing to meet the Borough's requirements
- Deliver a significant number of much needed affordable family homes
- Address Coppull's existing and future housing requirements with a high quality design led development
- Provide high quality residential development on a sustainable Greenfield site
- Provide a mix of family housing which respect the existing character of the village
- Promote sustainable development which makes best use of existing services, facilities and local transport links
- Develop a site identified in the SHLAA as suitable for housing
- Not adversely affect the character and purpose of the green belt

24. A further letter has been submitted by the agents for the application dated 21st April setting out the following points:

- We remain of the view that there is a need for new homes and in particular affordable homes in Coppull, and thus that the application should be supported by the Council.

Safeguarded Land

- The land in question has been tested and subsequently accepted through the adopted Local Plan as being suitable and able to accommodate housing. It was designated as Safeguarded Land to reserve it for future housing development at the edge of the settlement, whilst allowing a long term Green Belt boundary to be set. Therefore, it cannot be disputed that the Council considers the land suitable for housing.
- The site was allocated as safeguarded in the 1997 Local Plan, with its allocation rolled forward into 2003 Local Plan, where it was noted as to come forward after 2006. We are now 14 years on from the initial allocation and the land remains suitable for development.
- We appreciate that the saved policies within the Local Plan remain to be material considerations, however it is the delays in the plan making system which have meant that the local plan is now dated and has not been reviewed. Further, the whole purpose of safeguarding is so that the land can come forward for development when needed. It was envisaged to be after 2006, which we are now well beyond.
- The site is not allocated as Green Belt land, and never has been, therefore PPG2 and its presumption against inappropriate development are not applicable in this case. The Proposals Map and supporting policies clearly distinguish between Green Belt land and safeguarded land. In this respect, whilst Policy DC3 states that the land ought to be treated like Green Belt, it does not state it must be treated as Green Belt, as plainly it couldn't as it isn't. As such there is no requirement to meet PPG2 tests. Indeed, the policy does state that development complying with the criteria set out in Policy DC1 (which includes provision for affordable housing for local needs in accordance with Policy DC5) and DC2 will be permitted.
- You raise the point that Policy DC5 does not list Coppull as one of the rural locations, however taking this rigid policy approach does not take account of the fact that Coppull has affordable housing needs, which cannot be ignored, and the only reason it fails the policy is not because there no affordable need, but rather it is deemed to lie in open countryside and does not adjoin a listed rural location. We acknowledge that the proposal represents a departure from the plan in this respect, but the other material considerations way in favour of approval.
- It is also worth noting that the land was safeguarded for future housing use and therefore the restriction put in place was to ensure that the land was not developed for other unsuitable uses that would prevent the future development of the site for housing. The policy has been successful and the land is now free to accommodate the long term needs anticipated in 1997 and 2003.

Year housing land supply

- We remain of the view that the Council does not have a deliverable 5 year housing supply. The latest SHLAA notes a supply based on adopted RSS figures of just over 5 years. However, when this supply is interrogated, it is clear that a number of the sites will not fully yield in 5 years, and also that the Council is heavily reliant on Buckshaw Village for almost half its supply. With this slippage, we believe that the Council will fall short of a 5 year deliverable supply, and in particular will not provide units to meet the needs of Coppull.

- Turning to the proposed 20% reduction on the RSS housing targets as suggested in the Emerging Core Strategy, this is not adopted policy and therefore is of reduced weight, and is not based on any research evidence. Furthermore it runs contrary to recent Government proclamations about increasing housing supply, not suppressing it.
- Looking forward, in our planning statement we reviewed the sites put forward in the SHLAA to show that Clancutt Lane is a strong competitor site for allocation, and that Greenfield sites would be required to meet the affordable and housing needs of Coppull. It is also worth remembering that the SHLAA benefit from no planning status, whereas the Clancutt Lane site is a site allocated in a dated plan for future housing development. This has been tested and accepted.
- Even if the Council can demonstrate a five year housing land supply, it does not have a surplus and therefore, a small site such as Clancutt Lane will contribute towards, and not adversely affect, the future distribution of housing. With the bulk of supply in Buckshaw Village, it will help meet the needs of Coppull.
- Given the significant delays in bringing forward the LDF process, there is need for small sites and windfalls to come forward to meet needs.

Affordable Housing Need

- Looking at affordable housing delivery, since 2003 the Council has not delivered enough affordable housing to meet its requirements, falling considerably short. As such there is a compelling need for new affordable units, and with the bulk of housing supply at Buckshaw, where low affordable provision levels are set, and with limited sites in Coppull, it is clear that looking forward the borough will continue to struggle to hit its targets, and make up for previous shortfalls.
- The current application will yield 100% affordable units. If the site were to be allocated and come forward through the Allocations DPD it would only yield the Core Strategy compliant 30% affordable units. As such early release will provide a positive benefit.
- We appreciate the Council's concerns that, in releasing safeguarded sites for housing, it will set a precedent amongst other safeguarded sites in the Borough. However the release of the Clancutt Lane site is unique in that it is for a 100% affordable scheme. Given this need for housing and affordable housing, there is a clear reason for developing open land, which whilst it appears as countryside, is very much a reserve of land for future housing. Given that there is little brownfield land in Coppull, it is inevitable that greenfield sites will be required.

Prematurity of LDF

- The production of the LDF has been delayed and as a result, sites for new housing have not been identified through the appropriate DPDs. Without a healthy five year supply of housing land, there is a need to find sites for housing to meet current and short term needs. Given that safeguarded sites have already been considered and accepted as suitable for future housing development (after 2006), sites such as Clancutt Lane should not be delayed in coming forward to meet needs. They are preferable to sites identified through the SHLAA as these have not been tested through a plan examination process and deemed suitable for development, unlike safeguarded sites.
- Holding back the allocation of sites for development until the adoption of the Site Allocations DPD (2012/13) will not provide a housing to meet current and short term needs as it takes around 12-18 months from making an application to delivering houses. As such an

application after the DPD is adopted will not yield till around 2014. With current and short term needs, this small scale affordable scheme ought not be delayed.

Assessment

Principle of the development

25. The main Policy consideration is the fact that the site is allocated within the Adopted Local Plan under Policy DC3.9 as safeguarded land. Planning Policy Guidance Note 2:Green Belts (PPG2) encourages the designation of land as safeguarded which may be required to meet longer term development needs however this allocation does not mean that the land is allocated for development at the present time as its purpose is meeting possible longer-term development needs.
26. The supporting information submitted with the application has referenced the age of the current local plan. However the Secretary of State saved the Safeguarded Land Policy (DC3) in September 2007 for ongoing use. As Planning Policy Statement 3:Housing (PPS3) became a material consideration after 1 April 2007 it is considered that in saving Policy DC3, the Secretary of State must have considered that Policy DC3 was consistent with PPS3. There have been changes to PPS3 since that date however it is not considered that any of them are material to Policy DC3 and the designation of the site as safeguarded land.
27. Policy DC3 states that development, other than that permissible in the countryside under Policies DC1 or DC2, will not be permitted on Safeguarded Land. Policy DC1 lists the development which is considered to be appropriate development within the Green Belt and includes: (f) to provide affordable housing for local needs in accordance with Policy DC5. However Coppull is not included within the list of rural locations which Policy DC5 relates to. As such it is not considered that the proposal falls to be considered appropriate development within this rural area and is therefore inappropriate development which by definition is harmful to the Green Belt.
28. It is clear within PPG2 that planning permission for the permanent development of safeguarded land will only be granted following a local plan review and making safeguarded land available for permanent development in other circumstances would be a departure from the plan.
29. The agent, within their second supporting letter, states that *the whole purpose of safeguarding is so that the land can come forward for development when needed. It was envisaged to be after 2006, which we are now well beyond.* It is acknowledged that the purpose of safeguarding land under Policy DC3 of the Local Plan was to safeguard the land for development needs which might arise beyond the plan period, i.e. after 2001 and the safeguarded land would remain protected until 2006. However as the Council has a current 5 year housing land supply it is considered that retaining this land for future development needs is consistent with the purposes of allocating the site as safeguarded within the Local Plan, in accordance with PPG2.
30. Additionally Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) was amended by Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) on 29 December 2009. It is therefore an up to date expression of national guidance (as amended) and seeks to protect the countryside for its own sake. Therefore unless there is a need for development on this site the Local Planning Authority should seek to protect the countryside as a natural resource. This is in accordance with Policy DC3 and PPS1.

31. In accordance with paragraph 54 of PPS3 the Council have identified a 5.76 year supply of deliverable housing within the Borough. In allocating land as safeguarded land with the Local Plan the Local Planning Authority accepted that, for example, housing was acceptable in principle. The issue that remains is whether there is a current need for such housing development on this site.
32. Taking this into account and the Council's current housing land supply there is no requirement to consider the development of this site favourably for housing. It is acknowledged that this site is identified within the Central Lancashire Strategic Housing Land Availability Assessment 2010 (SHLAA) for potential future housing development however this site will be reviewed, in accordance with PPG2, as part of the Site Allocations and Development Management Policies Development Planning Documents (DPD). It is therefore considered that this site, along with other safeguarded sites within the Borough, should remain protected until the Site Allocations and Development Management Policies DPDs identifies such land as needed for release to cater for the development need in the Borough.
33. It is acknowledged that this site is included within the Central Lancashire Strategic Housing Land Availability Assessment 2010 (SHLAA) however the SHLAA only provides an evidence base on the potential housing land supply across Central Lancashire. This document does not allocate specific sites for housing development but will be used as a key piece of evidence to inform the Core Strategy and Site Allocations Development Plan Document work. Additionally the SHLAA states that this land is safeguarded for future development needs. An LDF Review of land is needed to permit housing development. As set out above the Council has a 5 year housing supply and as such there is no need to release this site for housing.
34. The Central Lancashire Strategic Housing Market Assessment 2009 (SHMA) does identify a need for affordable housing across the three Central Lancashire areas including Chorley however the provision of affordable housing in Chorley has increased in recent years. The Council's Corporate target was gross 50 units for 2008/09 and 2009/10, this target is also in place for 2010/11 and 2011/12 which is set out within the Local Area Agreement. Affordable housing completions were low in 2006/07 and 2007/08 and in 2008/09 the completions were below the target of 50. However in 2009/10 this target was exceeded as 107 units were provided and the Council expects the target to be exceeded again for 2010/11 with an estimated provision in excess of 150 units. There are existing deliverable sites within the 5 year supply which will provide affordable housing and the Council is on course to exceed its affordable housing targets. As such it is not considered that the provision of 100% affordable housing on this site would carry significant weight to constitute very special circumstances on its own to release this site for housing development.
35. On 23rd March 2011 the Ministerial Statement on "Planning for Growth" was published and on 31 March 2011 the Chief Planner for the DCLG wrote to Chief Planning Officers in this regard. Chorley Council welcomes the Chief Planning Officers letter and the Ministers Statement "Planning for Growth" and in particular the commitment to introduce a strong presumption in favour of sustainable development. However this site will be assessed as part of the LDF process and the Site Allocations DPD and it is not considered that this publication outweighs the need to review this site for future housing development as part of the Site Allocations work particularly as the Council has a 5 year housing land supply.

Current Planning Policy Status

36. The Development Plan for Chorley currently consists of the Adopted Chorley Borough Local Plan Review, the North West Regional Spatial Strategy (RSS) and the Sustainable Resources DPD. On 6th July 2010 the Secretary of State for the Department of Communities and Local Government revoked Regional Strategies, including the Regional Spatial Strategy

for North West England (RSS). However, on 10th November 2010 the decision to revoke the RSS was found unlawful at the High Court.

37. It is however likely that Regional Strategies will be scrapped as part of the Government's proposed Localism Bill. Therefore at the present time the RSS remains part of the Development Plan although the intention to scrap the RSS is a material planning consideration.
38. The RSS includes housing requirements which run from April 2003. The Annual Monitoring Report 2009/10 indicates that Chorley has a 5.76 year deliverable supply of housing for the period 2011 – 2016 in relation to Regional Spatial Strategy Requirements.
39. The Council's Core Strategy, which has been produced jointly with South Ribble and Preston, is currently at submission stage and is due to be examined at EIP on 28th June 2011. Therefore the Policies within this Core Strategy are a material consideration as part of this application although the weight attached to them is limited. However the relevant Core Strategy Policies are addressed below.
40. Policy 1, of the Core Strategy, identifies Coppull as an Urban Local Service Centre however this site is actually located outside of the defined settlement of Coppull. The Policy does state that some Greenfield development will be required on the fringes of the main urban areas however this will be based on need and identified as part of the Site Allocations DPD.
41. Policy 4 of the emerging Core Strategy sets out housing requirements of 334 dwellings per annum for the two-year period 2010-2012. This is an interim measure and no figures are stated for the period after this; the intention is that a full review of housing requirements will be carried out and new housing requirement figures produced. Until new housing requirement figures are produced for the longer term there is uncertainty over housing requirement figures for this period. If the 334 figure continues there is a requirement for the five-year period of: $334 \times 5 = 1670$ units. This results in Chorley having a $(2,558/334)$ 7.66 year deliverable housing supply.
42. Policy 7 of the Central Lancashire Publication Core Strategy relates to affordable housing and part (b) does state that '*A percentage requirement at or near 35% will be sought in rural areas on sites in or adjoin villages with appropriate services, although on all exception sites including those in the Green Belt the requirement will be 100%.*' However part (b) of this Policy specifically refers to rural exception sites and Coppull is not a rural Village. As such the provision of 100% does not specifically accord with this part of the Policy. This part of the Policy only refers to rural exception sites as defined in paragraph 30 of PPS3.

Background Information

43. The supporting information, submitted with the application, sites two precedents within the Borough of developing safeguarded land. The first of these is the Waggon and Horses (Policy DC3.10) site in Coppull. The residential redevelopment of this site was considered appropriate as The Waggon and Horses had large curtilage which could have been developed in isolation by way of a change of use to residential purposes however this would represent piecemeal development and sterilise a corner of the site. As such it was considered appropriate to apply a comprehensive approach to the development of the whole of the land rather than wait for the Local Development Framework (LDF) to be adopted. The application site is different to the Waggon and Horses site by virtue of the fact that the existing dwelling has a limited curtilage and that notwithstanding the changes to PPS3 no longer result in the curtilage of the dwellinghouse falling within the definition of previously

developed land. As such piecemeal development of the application site is not considered to be an issue.

44. The second site referred to is the piece of safeguarded land in Cuerden (Policy DC3.8). This was heard at Public Inquiry in March 2011 and the appeal related to non-determination. This notwithstanding however the Council were minded to refuse the application on the grounds that the land was safeguarded and there was no need for additional housing within the Borough at this time. The applicants in this case accepted that the development of safeguarded land was inappropriate and attempted to justify the overriding need for development on the lack of a robust 5 year housing land supply. The result of this appeal is still pending.
45. Additionally the submitted Planning Statement to the application identifies that the redevelopment of this site does not accord with green belt policy and as such very special circumstances are required which includes 'There are no other suitable sites to accommodate affordable housing in Coppull' however the subsequent assessment only considers allocated housing sites and not all appropriate brownfield land within Coppull. For example the Council are currently considering an application for 51 dwellings at Coppull Enterprise Centre which will incorporate a percentage of affordable houses.

Affordable Housing

46. The proposals involve the erection of 30 dwellings all of which are proposed to be affordable units managed by an RSL. The relevant planning policy within the Local Plan in respect of affordable housing is HS5. In accordance with Policy HS5 (and PPS3) the Council can only require 20% on site affordable housing. The Local Plan also incorporates Policy DC5 which does incorporate provisions for a limited number of dwellings to meet a local need for affordable housing within/adjoining the specified rural settlements. However as Coppull is not a rural settlement Policy HS5 does not apply.
47. The applicants have stated that 100% affordable housing on this site constitutes very special circumstances to permit the release of this piece of safeguarded land however as set out above the Council has a 5 year supply of housing and is exceeding its targets in respect of the provision of affordable housing. As such it is not considered that the provision of 100% affordable housing justifies the release of this land.
48. The applicants have referred to Policy 7 of the Central Lancashire Publication Core Strategy which relates to affordable housing. The Core Strategy is currently at submission stage and although it carries some weight this weight is limited. Part (b) of Policy 7 of the Publication Core Strategy does state that 'A percentage requirement at or near 35% will be sought in rural areas on sites in or adjoin villages with appropriate services, although on all exception sites including those in the Green Belt the requirement will be 100%.' However part (b) of this Policy specifically refers to rural exception sites, a fact which is confirmed within the Submission Core Strategy, and Coppull is not a rural Village. As such the provision of 100% affordable housing on this site does not accord with this part of the Policy.
49. Based on 20% affordable housing there would be 6 affordable units on the site which based on need within the area would be split between 4 social rented units and 2 intermediate units. The greatest need in the Borough is 2/3 bedroom accommodation and as this scheme incorporates 2 and 3 bedroom accommodation this type of accommodation can easily be accommodated on this site.

Density

50. The site covers an area of 0.83 hectares. The erection of 30 dwellings equates to 36 dwellings per hectare which is considered to be an appropriate density.

Levels

51. The site is relatively flat. The levels at the site entrance are approximately one metre higher than the western parts of the site however this difference is not apparent on site as the land gradually grades down within the site. The main issue in respect of levels is the impact on the immediate neighbours and the finished floor levels of the proposed dwellings which is addressed below.

Impact on the neighbours

52. As set out above a number of concerns have been raised by the neighbours in respect of the proposed application. The immediate neighbours to this site are 2, 4 and 6 Birchwood Drive, 45 Clancutt Lane, 60 Clancutt Lane, 80-87 Pear Tree Avenue and 24 and 43 Holly Crescent.
53. The properties on Pear Tree Avenue back onto the application site, their rear gardens extend up to the boundary with the access road which runs along the eastern boundary of the application site. Views of these properties are partly screened by existing vegetation along the road boundary. The proposed dwellings back onto the access road with the rear gardens extending up to this road. The nearest proposed dwelling is 24 metres away from the rear elevation of 82 Pear Tree Avenue which exceeds the Council 21 metre rear to rear spacing standard. As such it is not considered that there will be any loss of amenity to the existing or future residents in respect of this relationship.
54. 2, 4 and 6 Birchwood Drive are located to the south of the application site. The properties are 9, 13 and 2 metres away from the application site boundary, respectively, at their closest point. The rear elevation of number 2 faces the access road and parking arrangements for plot 1 and as such will not result in any loss of amenity. The rear elevation of number 4 faces the side elevation of plot 1 however there is over 22 metres retained between these properties, the property on plot 1 is sited at an angle and there is an existing substation between the properties. As such it is not considered, notwithstanding the fact that the property on plot 1 is a 2.5 storey dwelling, that any loss of amenity will result from this relationship. The side elevation of number 6 is adjacent to the boundary of the site close to the rear garden of plot 1. Number 6 Birchwood Drive is a 2 storey detached dwelling with windows in the side elevation facing the site. It is unlikely that these windows serve habitable rooms however this notwithstanding these windows will face a small part of the rear garden on plot 1 which is not considered to be the most usable part of this garden area. Additionally the future resident will be aware of this relationship on occupation of the dwelling.
55. Number 24 Holly Crescent is a semi-detached bungalow located adjacent to the boundary with plot 11. The property has a single storey side element which extends up to the boundary with plot 11 and a first floor window (serving the roof space) in the side elevation facing the application site. This window is located approximately 4.4 metres from the site boundary and will face the front garden area of plot 11. As plot 11 is offset from 24 Holly Crescent it is not considered that the erection of a two storey dwelling will adversely effect the amenities of these residents.
56. Number 43 Holly Crescent is sited adjacent to the proposed rear garden of plot 12. Due to the siting of the existing and proposed dwellings it is not considered that this relationship will adversely impact on the amenities of the existing or future residents.

57. There is no direct rear to rear relationship between the existing and proposed dwellings along the southern boundary of the application site. Where proposed dwellings are located close to existing dwellings there are no first floor side windows in the two storey dwellings which could lead to loss of privacy. There are side windows proposed in the 2.5 storey dwelling on plot 1 however due to the siting of this property in respect of 2 and 4 Birchwood Drive it is not considered that this relationship will adversely impact on the neighbours' amenities.
58. Number 45 and 60 Clancutt Lane are located next to the access into the site. No new dwellings will be sited close to this property and as such it is not considered that there will be any adverse impact on amenities through loss of privacy or overlooking.
59. As such it is not considered that the proposed development will adversely impact on the amenities of the existing or future residents.
60. The 2 storey dwellings are 4.95 metres high to the eaves. Taking into account the FFL of 11 (73.10) the level of the eaves will be 78.05. The eaves level of 24 Holly Crescent is 75.76 which is a approximately 2.30 metre difference however this accounts for the fact the property on plot 11 the dwelling is 2 storey and 24 Holly Crescent is a bungalow. As set out above it is not considered that, due to the siting of the proposed property, that there will be any adverse impact nor will the view from the first floor window be obscured as the properties are offset. The proposed finished floor levels are higher than the existing levels on the site however taking into account the fact that there are no direct relationship issues regarding the existing dwellings it is not considered that the finished floor levels of the proposed dwellings will result in an adverse impact on the neighbours' amenities.

Design

61. Concerns were raised in respect of the design and appearance of the original submission. The agents for the application were advised that in accordance with PPS3 one of the criteria to be considered when determining planning applications is 'Achieving high quality housing'. Additionally both PPS3 and PPS1 imply that good design is fundamental to the development of high quality housing. No evidence was submitted which detailed how the design had been drawn up or that it reflected the character of the surrounding area. As such the originally submitted scheme was considered to be contrary to advice contained in PPS3.
62. The design and character of the area has also been raised as an area of concern by the local residents. Further discussions with the Policy and Design Manager resulted in amendments to the scheme. The Policy and Design Manager has assessed the amendments and confirmed that he is satisfied that the amended Design and Access Statement details how the final design and layout has been arrived at. He still does however have a minor concern which is:
 - The dormer on the 2.5 storey dwelling is considered to be unacceptable. A suggested solution is to lower the roof ridge and step the dormer back from the main facade.
63. The agents for the application have submitted an amended plan of the 2.5 storey dwelling which has been forwarded to the Policy and Design Manager for comment. This will be addressed on the addendum.

Open Space

64. In accordance with Policy HS21 of the Adopted Local Plan proposals for new housing development will be required to include provision for outdoor play space. In appropriate developments of less than 1 hectare a commuted sum from the development may be secured for use in the provision or improvement of open space facilities in the locality.

65. This is considered to be appropriate in respect of this application and in accordance with the Council's Interim Planning Guidelines for New Equipped Play Areas Associated with Housing Developments. These guidelines state that where fewer than 100 dwellings are to be built in a housing development it is not normally expected that an equipped play area will be provided on-site.
66. The off site play space contribution is a tariff based approach and equate to £1,379 per dwelling which results in a contribution of £41,370 from this development. The Council's Parks and Open Spaces Manager has confirmed that this contribution would be used towards the provision of new play space provision at Longfield Avenue, Coppull. There is an existing play space on Longfield Avenue which it is proposed to relocate to the former garage site on Longfield Avenue. This proposed site is within 350 metres of the application site and the contribution will be utilised to part fund this enhanced facility to benefit the residents of Coppull and any future residents of this site.

Trees and Landscape

67. The majority of the site is not previously development land and is characterised by scrubland. There are several trees within and along the boundary of the site none of which are protected by a Tree Preservation Order. The application is supported by an Arboricultural Survey and Constraints Report in respect of the trees on/adjacent to the site.
68. 34 trees and 5 hedgerows were identified on the site. The proposed development incorporates the retention of some of these trees however some will be removed. The submitted report concludes that the trees, due to their location have a low/moderate visual amenity. The trees are poor specimens of little intrinsic value. The Constraints Plan identifies a number of opportunities to develop the site. These can be increased slightly by the removal of C category trees. The removal of these trees would unlikely have any significant detriment on the treed character of the local area.
69. The Council's Arboricultural Officer has assessed the submitted report and Constraints Plan and confirmed that the best of the trees in the area are off-site. The site itself is mainly characterised by scrub growth although there are some young oak trees which are worthy of protection.
70. The Arboricultural Officer considers that some of the trees identified for retention in the tree report are worthy a TPO including an oak tree (no. 2599). Although this is off-site a section of canopy overhangs the site. The limes trees (no. 2597) are in poor condition and suppress the young oaks (no. 2596). Removal of these limes would enable the oaks to grow and as such the oak trees should be protected. The ash tree (no. 2595) and oak tree (no. 2590) are good examples of the species and as such are worthy of retention as they contribute to the visual amenities of the area.
71. The Arboricultural Officer does not consider that the other trees on the site are worthy of retention.
72. Concerns have been raised by local residents in respect of the loss of trees and hedgerows. However as set out above the trees worthy of retention will be protected by virtue of a TPO and the remainder can be removed as part of the redevelopment of the site without an adverse impact on the character and appearance of the area.

Ecology

73. The originally submitted application was supported by an Ecological assessment. However the Ecologist at Lancashire County Council has confirmed *according to the ecology report*,

habitats within the application area are suitable to support great crested newts, and there is a pond within 50m that may support breeding great crested newts. The report therefore states that surveys for great crested newts need to be carried out in support of this application. It appears that the proposals will impact on other biodiversity interests. It would be inappropriate to comment on the impacts of the scheme, or the adequacy of mitigation proposals, until such time as the great crested newt survey results (together with mitigation proposals, if required) have been submitted.

74. Additionally The Environment Agency object on the grounds that a GCN survey has not been submitted with the application and so the potential impacts of the development on GCN and their habitats within the site cannot be determined.
75. Concerns have also been raised by local residents in respect of the impact on wildlife.
76. Following a high court decision (R (on the application of Simon Woolley) v Cheshire East Borough Council, June 2009) 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.
77. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.
78. In the absence of a Great Crested Newt Survey it was not possible for the Local Planning Authority to determine whether the three derogation tests have been met, particularly the 'favourable conservation status of the species must be maintained'. However on 9th May the Great Crested Newt Survey was submitted which confirmed no Newts were identified on the site. This information has been forwarded to the Ecologist at LCC and the Environment Agency and the neighbours have been consulted on the receipt of additional information. Any comments will be reported on the addendum.

Flood Risk

79. The site is located within Flood Zone 1 however as the site is less than 1 hectare in size a Flood Risk Assessment is not required to accompany the application. The Environment Agency have confirmed this in writing to the applicants however they have confirmed that surface water run-off from the site would need to be restricted to Greenfield run-off rates. Additionally a planning condition will be required prior to the commencement of the development detailing a scheme for surface water disposal and attenuation.
80. Concerns have been raised by local residents in respect of flooding however, as set out above, the Environment Agency do not raise this as a concern.

Traffic and Transport

81. The Highway Engineer has assessed the proposals and confirmed that as the scheme incorporates footways, provision for 2 off-street car parking spaces, will provide for 5.5m wide

carriageway and 2.0m wide footways he has no over-riding highway objection to the proposed development in principle. However the Highway Engineer has requested that the applicant be required to satisfy certain conditions as follows:

82. The applicant will need to prove a minimum forward visibility of 18m at the access on approach from Clancutt Lane in accordance with Manual for Streets for speeds up to 15mph. The Highway Engineer has requested that all trees and shrub planting at No 45 Clancutt Lane falling within the visibility envelope should be removed and any fence or wall structure to be less than 900mm height above the crown level of the proposed carriageway at the location. In this regard the agent for the application has confirmed that the latest site plan shows that the 18m visibility splay required clips the existing fence by around 1m. This fence is in the ownership of No. 45 Clancutt Lane and therefore not in the ownership of the applicants. The agents for the application have added a note to the drawing for the contractor to liaise with the owner to replace 1 fencing panel with a 900mm high panel. At the current level a visibility splay of 16m is possible. This is considered to be acceptable.
83. Similarly the applicant will again need to prove a forward visibility of 18m along the road in the outbound direction at the bend to the rear of No 47 Clancutt Lane. In this regard the agent for the application has confirmed to achieve the 18m visibility splay they have set back the wall where the road turns the corner.
84. At number 45 Clancutt Lane a 1m x1m footway visibility splay is required for vehicle/pedestrian intervisibility. There is an existing 2m high fence and vegetation at 45 Clancutt Lane which is outside of the applicant's site boundary and as such this will need to be achieved through detailed footway design at the location. This can be addressed via condition.
85. The proposed parking for number 47 is impractical with tight and difficult manoeuvring owing to insufficient space. Minimum visibility sightlines of 2m x2m will also be required on either side of the parking area to enable vehicle/pedestrian intervisibility at the location. Any vegetation or structure will be required to be less than 900mm height above the crown level of the road at the location. In this regard the agent for the application has confirmed that they are unsure how many bedrooms the existing house has however 3 off-street car parking spaces have been provided on the amended plan with 2m visibility splay.
86. The Highway Engineer would prefer to see minimum 3.6m wide parking area to properties where the parking spaces are bounded by a building line on either side (dwelling and fencing). This will enable a 900mm clearance on either side of the parked vehicle for residence for access and aid inclusive mobility. In this regard the agent for the application has confirmed the minimum requirement for car parking spaces is the 2.4m wide space + 500mm clearance. The plot 9 arrangement has been revised to allow for a clear area adjacent the car parking space. Throughout the scheme a 3m width is provided for all parking to comply with the minimum requirements and exceed these to allow an extra 100mm space.
87. Likewise, for spaces provided side by side a min of 500mm clearance needed from all fences and walls (2.4m x 4.8m typical parking space). In this regard the agent for the application has confirmed that they have allowed for a 500mm clearance adjacent the car parking space where there are side by side car parking spaces.
88. Plot 1 – the proposed car parking spaces are set at a skewed angle to the footway and will give rise to awkward vehicle manoeuvring. The spaces will be required to be realigned and set perpendicular to the footway. In this regard the agent for the application has confirmed that this arrangement has been revised on the amended plan.

89. Give Way road markings to be placed across Clancutt Lane at the new junction. This can be addressed via condition and has been incorporated onto the amended plan
90. Finally, the highway will be required to be built to adoptable standards. This is to safeguard future Section 38 adoption agreement. This can be addressed via an informative.
91. It is considered that all the Highway Engineer original requirements have been/ can be addressed via condition. Following the receipt of the amended plan this was forwarded to the Highway Engineer who has confirmed that the applicant has satisfactorily demonstrated that the visibility requirements can be satisfied therefore the plan layout is generally acceptable. He has also confirmed:
92. For tandem parking spaces (where the space is bounded by a fence/structure on 2 –sides) a 3.4m wide space should be provided and similarly 2.9m wide where bounded on the 1 side. For side by side parking a 5.8m wide space, where bounded on both sides, will be required and a 5.3m wide space, where bounded on 1 side, will be required. The amended plan incorporates 3 m wide spaces at each tandem location and no additional provision for side by side parking, which is technically not in full compliance.
93. The Highway Engineer also originally considered that the car parking layout at Plot 7 was impractical in respect of the lengthways arrangement and the spaces should be accessible right angled to the road. The agents for the application have submitted an amended plan in this regard which the Highway Engineer considers addresses his concerns.
94. In respect of plot 1 the vehicle access has been realigned to fall at right angle to the road as requested by the Highway Engineer and as such is therefore acceptable.
95. A number of neighbours have raised concerns in respect of highway safety and traffic generation however as set out above the Highway Engineer has raised no objection and all of his concerns have been addressed. As such it is not considered that the scheme will have any adverse highway safety implications.

Public Right of Way

96. There is a public right of way (Footpath 19) which runs adjacent to the northern boundary of the site over the railway bridge. The footpath also connects in a north west direction along Pear Tree Avenue. The proposed development will not affect the route of this right of way.

Contamination and Coal Mines

97. In respect of contamination the Council's Waste & Contaminated Land Officer considers that there is a potential for ground contamination at this site however this can be addressed by a suitably worded condition.

Drainage and Sewers

98. In respect of drainage from the site United Utilities have assessed the scheme and have raised no objection subject to various conditions/ informatives.
99. Concerns have been raised in respect of the impact on the water and sewer system however United Utilities have not raised any concerns in terms of capacity in the area.

47 Clancutt Lane

100. Part of the site is occupied by 47 Clancutt Lane which is a detached dwellinghouse which is currently unoccupied. The property will be retained as part of the development however the existing detached outbuildings will be demolished and the garden area will be reconfigured.
101. The dwelling will maintain a reasonable sized garden area with a wall at the boundary and space for three cars to park. The reconfiguration of this curtilage is therefore considered to be acceptable.

Neighbour concerns

102. The majority of the concerns raised by residents are addressed above however the following concerns have also been raised:
103. Lower values of properties. This is not a material planning consideration
104. Has been recorded anti-social behaviour in the area. The Council's Architectural Liaison Officer has confirmed there have been incidents on the bridge and there may be an opportunity to design out the problem. This will be added as an informative.
105. Access via the backs of the dwellings by vehicles should be restricted. This relates to the properties on Pear Tree Avenue which does not form part of this application.
106. Sufficient housing within the area. This is not a material planning consideration
107. Parking in the area is a problem- not adequate for construction traffic. A condition could be added requiring full details of construction activity and in particular parking wholly within the site for construction traffic
108. Noise - Although it is acknowledged that there will be an element of noise during the construction phase this could be conditioned to acceptable working hours. Following the construction phase the development will not raise noise over and above that expected at a residential site.
109. Not enough capacity in the local schools for additional children. This is addressed below as part of the Section 106 obligations.
110. Ensure the dog waste bin is retained. This is outside the application site.
111. Noise and dirt by construction traffic. This could be controlled via condition as per above.
112. No need for more affordable housing within Coppull. There is a need for affordable housing across the Borough as whole and although it is agreed that the need does not justify the release of the land currently in the future it is expected that there will be an element of affordable dwellings on this site.
113. Will the application involve the derelict buildings at the bottom of Clancutt Lane. This property does not form part of the application site.

Section 106 Agreement

114. Due to the nature of the development a Section 106 Agreement will be required to secure:
 - 20% affordable housing (6 units). 4 two bedroom accommodation and 2 three bedroom accommodation. 4 social rented properties and 2 intermediate properties.

- £41,370 for the provision of play space at the former garage site Longfield Avenue, Coppull
115. Lancashire County Council Planning Obligation Team have requested contributions to both education and waste management. The education request is based on the size of the proposal which could yield 11 primary school and 8 secondary school places. The Obligations Team have confirmed that there are 8 spare places within the local primary schools however due to other developments in the area the expected total public yield is 152. As such based on the yield from this development they are requesting £130, 239 for primary school places.
116. However in accordance with the Community Infrastructure Levy Regulations the following tests need to be met in respect of S106 obligations:
- (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.
117. It is considered that as there are 8 spare places in the local primary schools for the next 5 years and this scheme will yield 11 places this scheme could be reasonably expected to contribute to 3 places (the number over and above the number of current spare places). This equates to £35,519 (using the County's DCSF Multiplier) and is considered to make the development acceptable, is directly related to the development (based on 3 places) and is fairly related in scale and kind, as such meeting the CIL tests. This will be secured via the S106 Agreement.
118. In respect of secondary school places there is considered to be sufficient to meet the demands of this scheme
119. The Obligations Team have also requested £14,400 to Waste Management however it is not considered that this request meets the tests and as such is not included.

Overall Conclusion

120. The proposals falls to be considered a departure from the local plan in respect of its safeguarded land allocation and justification has not been forwarded to justify its release for housing.
121. In accordance with government advice contained in PPG2 and PPS3 the release of safeguarded land will only be permissible as part of a local plan review and the fact that there is not currently a need for housing within the Borough results in there being no need to release this site for housing.
122. Additionally minor concerns have been raised in respect of the design of the dormer on the 2.5 storey dwellings which will be included within the suggested reasons for refusal awaiting further comments from the Policy and Design Manager.

Other Matters

Public Consultation

123. There has been no formal community involvement with residents however the agent for the application has confirmed that the developer has discussed issues with the residents as and when requested.

124. In accordance with the Council's Statement of Community Involvement the Council encourage active consultation with the community prior to the submission of an application however community involvement is not a mandatory requirement when submitting a planning application. As such it would not be possible to refuse the application due to the lack of such an exercise.

Sustainability

125. In September 2008 the first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), was adopted. The agent for the application has confirmed that 20% of the building materials will be recycled and as much waste as possible will be recycled. Appropriate renewable energy power generation equipment will be installed 15% minimum. Rainwater will be recycled and hard surfaces will be designed so as to minimise run off. Appropriate storage areas will be provided for recyclable waste materials and compost.

126. However the Policy and Design Manager considers that the references to sustainability are inadequate and the applicant is required to demonstrate compliance with Chorley's Sustainable Resources DPD.

127. In accordance with Policy SR1 of the DPD the scheme will be required to achieve a 15% reduction in carbon emission through the use of low and zero carbon technologies and the relevant Code for Sustainable Homes Level will be required for each dwelling (Code Level 3 now, Code Level 4 after 2013). This could be addressed by suitably worded conditions.

Waste Collection and Storage

128. The application is supported by a tracking plan which details that there is sufficient room within the adopted highway for a refuse collection vehicle. As the road will be adopted each property will have direct kerb access for bin collection purposes.

Planning Policies

National Planning Policies:

PPS1, PPG 2, PPS3, PPS4, PPS7, PPS9, PPG13, PPS22, PPS23, PPS25, PPG17

North West Regional Spatial Strategy:

Policies DP1, DP4, DP7, RDF1, L4, L5, RT9, EM1, EM5, EM15, EM16, EM17

Adopted Chorley Borough Local Plan Review

Policies: DC1, DC3, GN5, GN9, EP4, EP9, EP17, EP18, HS4, HS5, HS6, HS21, TR1, TR4, TR18

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

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

Central Lancashire Strategic Housing Land Availability Assessment Supplement (November 2010)

Chorley Borough Council's Housing Land Monitoring Report (April 1st 2009 to March 31st 2010)

Joint Core Strategy

Policy 1: Locating Growth

Policy 2: Infrastructure

Policy 4: Housing Delivery

Policy 5: Housing Density

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 24; Sport and Recreation

Policy 27; Sustainable Resources and New Developments

Policy 29: Water Management

Sites for Chorley- Issues and Options Discussion Paper December 2010

CH0292: Clancutt Lane

Planning History

No planning history

Recommendation: Refuse Full Planning Permission

Reasons

1. The application site is within safeguarded land (site DC3.9), where development other than that permissible in the countryside under saved Policy DC1 of the Chorley Local Plan Review and PPG2 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 provision of 100% affordable housing does not constitute sufficient justification to release the land at this time. As such the proposal is contrary to 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.
 2. In terms of design the proposed dormer window on the 2.5 storey dwellings (plots 1, 7, 9 and 21) is considered to be unacceptable by virtue of the fact that the dormer window will be visually prominent within the street scene, does not sit comfortably within the roof and will not be subordinate to the main roof structure. As such this element of the design is considered to be contrary to Policy GN5 of the Adopted Chorley Borough Local Plan Review, the Council's Design Guidance SPG and advice contained in PPS1: Delivering Sustainable Development
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Item	11/00168/FULMAJ
Case Officer	Mrs Nicola Hopkins
Ward	Heath Charnock And Rivington
Proposal	Full planning application for the demolition of the existing buildings and erection of a residential development comprising of 20 new houses and associated access, car parking and landscaping arrangements.
Location	Weldbank Plastic Co Ltd Westhoughton Road Heath Charnock Chorley Lancashire
Applicant	Arley Homes (North West) Ltd

Consultation expiry: 23 May 2011

Application expiry: 30 May 2011

Proposal

1. The application relates to the erection of 20 new dwellings on the site following the demolition of the existing industrial premises on the site.
2. The proposals incorporate the erection of 16 detached dwellings and a row of four terraced properties. These properties are split between 5 four bedroom properties, 11 five bedroom properties and 4 two bedroom properties. The 4 two bedroom properties form the row of terraced properties and will be affordable housing units. All of the dwellings will be two storey in appearance although 8 of the proposed properties will be 2.5 storey dwellings as they incorporate space within the roof.
3. The site is occupied by Weldbank Plastics and the business is still operating from the premises. It is intended that the business will relocate.

Recommendation

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

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Loss of employment land
 - Housing Development
 - Affordable Housing
 - Density
 - Levels
 - Impact on the neighbours
 - Design
 - Open Space
 - Trees and Landscape
 - Ecology
 - Flood Risk
 - Traffic and Transport
 - Contamination and Coal Mines
 - Drainage and Sewers
 - Demolition

Representations

6. 2 letter of objections have been received raising the following points:
 - Overlooking
 - Loss of privacy
 - Additional traffic
 - Proximity of overhead electricity cables
 - Impact on vehicular egress from the existing properties
 - Incorporate access arrangements for the adjacent garage buildings
7. 3 letters of support have been received although they have raised the following concerns:
 - Additional traffic
 - Lack of play space
8. 5 letters have been received raising no objection but raising the following concerns/queries:
 - Parking- ensure adequate parking including visitor parking is provided
 - Removal of surface water
 - Proximity of properties?, height of properties?, location of windows?, Finished Floor levels?, boundary treatment?, structural integrity?, construction information?
 - Impact on the visibility from the existing driveways
9. **Heath Charnock Parish Council** would prefer to see a housing development rather than a derelict site, so would raise no objections, but would query whether it should be a gated estate in view of accidents that have been reported where similar gates have been installed.

Consultations

10. **Lancashire County Council (Ecology)** has no objection subject to various conditions
11. **The Environment Agency** have no objection subject to various conditions
12. **United Utilities** have no objection subject to various conditions/ informatives
13. **Lancashire County Council (Highways)** have no over-riding highway objections although some concerns have been raised
14. **Chorley's Waste & Contaminated Land Officer** has commented on the application
15. **Planning Policy** have raised no objections

Assessment

Principle of the development

16. The site is currently occupied by a large industrial unit from which Weldbank Plastics operate. PPS3: Housing defines previously developed land as 'land *which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.*' As such the land falls to be considered previously developed land for which there is a preference for development over Greenfield sites.
17. The main consideration is the fact that the existing use of the site is for employment use and the proposed development will result in the loss of this employment land. This issue is addressed below.

Loss of employment land

18. Weldbank Plastics currently operates from the premises. The business was established in 1957 and produces plastic bags, films and other plastic packaging. As the use of this site is within employment use the provisions of Policy EM9 of the Local Plan apply. This policy states that sites and premises currently in employment use (or that were last used for employment purposes) which become vacant or are proposed for new development, will be assessed to determine whether they are particularly suitable to be re-used for employment purposes. Sites that are assessed to be particularly suitable to be re-used for employment purposes shall be

reserved for such uses unless:

- there is no realistic prospect of an employment re-use of the land or premises, or
- redevelopment for an employment use would not be economically viable, or
- an employment re-use or redevelopment would no longer be appropriate for planning or environmental reasons.

19. The applicants take the view that this site is not suitable for continued employment purposes. However, the site is currently actively in use for employment purposes and consequently, during pre-application discussions, the Council requested that the site/premises be marketed for employment purposes and asked the applicants to produce a Statement of Efforts outlining the efforts that have been made, in accordance with the Supplementary Planning Guidance (SPG) that relates to Policy EM9. The purpose of such marketing is to demonstrate that there is no realistic prospect of an employment re-use of the land or premises, or that an employment use would not be economically viable.
20. The applicants have now completed this marketing (the site and premises were offered both on a 'for sale' and a 'to let' basis). Little interest was shown in re-using the site or premises for employment purposes over the marketing period and the applicants conclude that there is no employment demand for the land or premises. It is agreed that the approach taken is in accordance with the SPG and is acceptable and as such the re-use of the site for employment purposes is considered to be acceptable in respect of Policy EM9.

Housing Development

21. The 2009/10 Annual Monitoring Report indicates that the Council has a 5.76 year deliverable housing supply in relation to Regional Spatial Strategy housing requirements for the period 2011- 2016. Therefore, there is no additional requirement to treat this application favourably in relation to paragraph 71 of Planning Policy Statement 3 on Housing. The application should be treated on its own merits.
22. The application site is located within a predominantly residential area and falls to be considered previously developed land. As such, in principle, residential re-use of the site would not be out of character with the surrounding area and will create a complimentary development.

Affordable Housing

23. The proposals involve the erection of 20 dwellings. The relevant planning policy within the Local Plan in respect of affordable housing is HS5. In accordance with Policy HS5 (and PPS3) the Council require 20% on site affordable housing.
24. Based on 20% affordable housing there would be 4 affordable units on the site which based on need within the area would be split between 3 social rented units and 1 intermediate unit. The greatest need in the Borough is 2/3 bedroom accommodation and the proposed affordable housing is two bedroom accommodation which is considered to be acceptable.

Density

25. The site occupies 0.78 hectares. The erection of 20 dwellings equates to approximately 25 dwellings per hectare which is dictated by the shape of the site and the neighbouring dwellinghouses. It is considered that the erection of 20 dwellings is appropriate for the site whilst respecting the neighbours' amenities and the character of the surrounding area.

Levels

26. The application site is relatively flat and the levels of the proposed dwellings respects these levels with the Finished Floor level of proposed dwellings being only approximately 1 metre higher than the existing levels on site.
27. The main level change is between the application site and the land to the north and east of the application site which rises to a higher land level than the application site. This level change is addressed below as part of the impact on the neighbours.

Impact on the neighbours

28. The site is surrounded by residential properties with the residential dwellings on Danesway to the north and west, St Johns and the properties on Kings Lea to the south west and the railway line along the eastern boundary.
29. 18, 19 and 21 Danesway are located along the northern boundary of the application site. Number 21 Danesway is a two storey dwellinghouse whose side gable faces the application site. This property will be located in close proximity to plot 17 and has a similar finished floor level as the proposed dwelling. When the application was originally submitted concerns were raised in respect of the siting of the proposed property as it was located adjacent to the rear garden area of 21 Danesway. Due to the orientation of the proposed property, due south, concerns were raised that the dwelling would adversely impact on the neighbours amenities through loss of light and creating an overbearing, oppressive appearance when viewed from the rear garden area of 21 Danesway. The applicants were made aware of these concerns and the property has been 'flipped' so it now faces Danesway and has been relocated further in a westerly direction away from the rear garden area. This relocation ensures that the property on plot 17 is offset from the rear garden of 21 Danesway reducing the impact through loss of light and the creation of an overbearing appearance to the occupants of 21 Danesway. This amendment is considered to be the most appropriate solution for this part of the site.
30. The property on plot 17 is now closer to 3 and 4 Danesway than the originally proposed layout. The property on plot 17 will be approximately 18 metres from the front elevation of these 2 properties and will incorporate 3 front first floor bedroom windows. Although this distance is below the Council's required 21 metre window to window distance this relationship reflects the siting of the existing properties on Danesway. Additionally it is considered that as the properties face each other across a highway, which ensures that there will be no overlooking to private amenity space, 18 metres separation distance will be sufficient to ensure the amenities of the existing and future residents are maintained
31. Number 21 Danesway has a first floor window and door/ window in the side gable facing the application site. However these windows do not serve habitable rooms and as such will not create any loss of privacy to the detriment of the future residents.
32. Number 18 and 19 Danesway are located to the northern boundary of the application site and are two storey dwellings which are set at a higher land level than the proposed properties. Number 19 Danesway's rear boundary is adjacent to the proposed garage accommodation associated with plot 17. At first floor level there are non-habitable room windows and at ground floor level there are some lounge room windows however taking into account the level difference, the fact that the existing boundary treatment screens these windows and the fact that they face a garage ensures that they will not adversely impact on the future residents amenities through loss of privacy.
33. The side elevation of number 18 Danesway faces the application site and is sited at a much higher land level than the application property. Plot 16 will be sited close to this property which is a two storey four bedroom dwelling with attached double garage. The rear elevation of plot 16 will be located in close proximity to the site boundary however the only windows/ doors within this elevation do not serve habitable rooms and as such they will be no loss of privacy created to the detriment of the occupiers of number 18 Danesway.
34. There is a first floor window within the side elevation of 18 Danesway which faces the garden area of plot 16 however this does not serve a habitable room and as such will not result in overlooking to the detriment of the future residents amenities. There are ground floor windows in the side elevation of 18 Danesway also however these are screened by the existing boundary treatment at 18 Danesway and will not result in overlooking.
35. There is a significant boundary treatment along the boundary with 18 and 19 Danesway which will be visible from the rear garden area of plot 16 however as the boundary is due north of the garden it will not result in overshadowing the detriment of the future residents.
36. Number 2 Danesway is located to the west of plot 20 however the front elevation will be sited over 20 metres from the side elevation of the proposed property ensuring that there will be no

loss of amenity.

37. To the east of the application site is the railway line however planning permission was granted in April 2009 (09/00106/FUL) for the erection of two bungalows close to the application site. Plot 15 will be located approximately 15 metres from the rear elevation of one of the proposed bungalows. Concerns were raised about this relationship particularly as due to the level difference, the land to the east is higher than the application site at this part of the site, the kitchen window of the proposed bungalow would directly face the proposed first floor window to bedroom 4 which does not meet the Council's 21 metre window to window guideline. Sectional plans were submitted to demonstrate this relationship which confirmed the initial concerns. Following comments from the officers the internal arrangement of the proposed dwelling has been amended. Bedroom 4 and 5 have been rearranged so that 2 bathroom windows now face the rear elevation of the bungalow. The insertion of obscure glazing within these openings addresses the loss of privacy concern.
38. 6a Kings Lea is located to the west of plot 5 approximately 16 metres away. 6a Kings Lea is a 2 storey detached dwellinghouse with a side conservatory adjacent to the application site. The proposed dwelling on plot 5 is a two bedroom terraced dwellinghouse. There are no windows proposed in the side elevation of plot 5 and as such the proposed dwelling will not lead to any overlooking to the detriment of the neighbours amenities.
39. There is a window in the side elevation of 6a Kings Lea which appears to serve a bathroom however this window will be sited 16 metres away from the side elevation of plot 5 which ensures that the new dwelling will not adversely impact on the neighbours' amenities. Additionally due to the distance retained this window will not create overlooking to the detriment of the future residents amenities.
40. St Johns is a large detached property accessed via Westhoughton Road which is sited adjacent to plot 1 of the proposed development. Plots 1, 2, 3 and 4 are located adjacent to the garden boundary with St Johns however these properties incorporate 10 metre long gardens to ensure that no overlooking is created to the detriment of the occupiers of St Johns
41. There are ground and first floor windows in the side elevation of St Johns which will face the garden area of plot 1. However these windows do not appear to serve habitable rooms and as such will not create overlooking to the detriment of the future occupiers.

Design

42. The application site is located within a predominantly residential area and is surrounded by various house types which have mainly been developed during the last 30 years with the most modern examples on the adjacent Danesway development.
43. The proposed dwellings incorporate Arley Homes standard house type which has been utilised elsewhere in the Borough. Taking into account the varying house type characters within the area it is not considered that a modern estate development will adversely impact on the character of the area.
44. The proposed two bedroom dwellings originally incorporated a 'tax' window in the front elevation which is not considered to be appropriate in terms of design. The applicant was advised of this and this feature has been removed.

Open Space

45. In accordance with Policy HS21 of the Adopted Local Plan proposals for new housing development will be required to include provision for outdoor play space. In appropriate developments of less than 1 hectare a commuted sum from the development may be secured for use in the provision or improvement of open space facilities in the locality.
46. This is considered to be appropriate in respect of this application and in accordance with the Council's Interim Planning Guidelines for New Equipped Play Areas Associated with Housing Developments. These guidelines state that where fewer than 100 dwellings are to be built in a housing development it is not normally expected that an equipped play area will be provided

on-site.

47. The off site play space contribution is a tariff based approach and equate to £1,379 per dwelling which results in a contribution of £27,580 from this development. The Council's Parks and Open Spaces Manager has confirmed that this contribution would be used for improving the facilities at Jubilee Playing Fields, Adlington where there is a need for improvement and is close to the application site.

Trees and Landscape

48. The site is mainly occupied by a series of buildings and a large area of hardstanding. The topographical survey submitted with the application indicates a number of trees on the site however it is evident from the site visit that these have all recently been removed. All the trees remaining within the vicinity are outside the application site.
49. It is not clear whether the trees on site represented examples of valuable trees however as they were not protected their removal did not require permission.
50. As such it is not considered that the proposals will have any impact on trees or landscape.

Ecology

51. An Ecological Survey and Assessment has been submitted with the application which was forwarded to the Ecologist at Lancashire County Council for comment. The Ecologist has confirmed the application area appears generally to be of low biodiversity value. However, there are habitats and features within the site that could potentially be used by protected or priority species, and the ecological consultant has therefore made a number of precautionary recommendations to minimise the likelihood of impacts on biodiversity.
52. The Ecologist considers that provided appropriate mitigation is secured by planning condition, the proposals will be in accordance with the requirements of biodiversity planning policy (e.g. PPS9, RSS EM1), guidance (ODPM Circular 06/2005) and legislation (e.g. The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 (as amended)).
53. Following a high court decision (R (on the application of Simon Woolley) v Cheshire East Borough Council, June 2009) 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.
54. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.
55. Taking into account the Ecologists comments above it is considered that, with appropriate mitigation secured via condition, a favourable conservation status of protected and priority species can be maintained and the three tests have been satisfied.
56. The Environment Agency has confirmed that Eller Brook flows along the southern boundary of the site. Eller Brook is not designated a Main River watercourse, and therefore the Environment Agency has no regulatory power to control development within 8 metres of the bank top of an Ordinary Watercourse. They usually recommend that a buffer strip between development (including gardens) is retained, both for biodiversity and maintenance purposes. However, in this instance, while they note that there is no buffer between the watercourse and the rear gardens of plots 5 to 9, the Environment Agency considers that the biodiversity value of the corridor is limited due to existing development and the presence of culverts, both upstream and downstream of the site.

57. As such in the absence of an easement for biodiversity and maintenance purposes, The Environment Agency considers that it would be prudent to ensure that the boundary of the development with Eller Brook is subject to appropriate treatment. For example, the use of post and rail fences which would open up the river corridor and allow future occupants access for maintenance purposes if necessary, it would also discourage people from tipping waste over the back of the fence which could then increase the risk of the downstream culvert becoming blocked.
58. The agent for the application has confirmed that the Environment Agencies suggestion of a post and rail treatment is unlikely to be acceptable for the RSL who will require standard 1.8/2.1m high fencing. However this aspect can be dealt with by a suitably worded condition.
59. Additionally the Environment Agency have commented that the ecological survey was carried out in December 2010, which is not an appropriate time of year. The survey identified the presence of Himalayan balsam, however other species, namely Japanese knotweed, may be present but would not have been identifiable at that time of year. Under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), it is illegal to cause the spread of Himalayan balsam and Japanese knotweed, and without measures to prevent the spread as a result of the development there could be the risk of an offence being committed and avoidable harm to the environment occurring. As such the Environment Agency have requested a suitably worded condition.
60. The agent for the application has commented that they *do not agree that there is a need for a method statement for dealing with Japanese Knotweed as it has not been found on site. The comment that it was not the ideal time to survey for knotweed, but regardless of this, we are not required to survey knotweed for a planning application and so believe it to be an unnecessary requirement.* As Japanese Knotweed was not identified on the site it would be overly onerous to request a survey and as such the condition will just address the Himalayan Balsam issue.

Flood Risk

61. The site is located within Flood Zone 1 however as the site is less than 1 hectare in size a Flood Risk Assessment is not required to accompany the application. The Environment Agency have reviewed the submitted information and confirmed that any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.
62. The Environment Agency have also advised that the responsibility for general maintenance of the river and its banks rests with the riparian owner. Future occupants of Plots 5 to 9 should be aware of this.

Traffic and Transport

63. The application is supported by a Transport Statement which has been assessed by the Highway Engineers at Lancashire County Council. The Highway Engineer has confirmed that pre-application highway advice was sought prior to making the formal planning application and, at this stage, he did not have any over-riding highway objection to the development.
64. The Engineer provided general advice at pre-application stage in respect of the access and general site layout however after reviewing the submitted layout it does not appear that this advice has been incorporated.
65. The above notwithstanding the Highway Engineer has confirmed that he has no over-riding highway objections to the planning application however he has raised the following concerns:
66. In respect of the junction of Danesway with Westhoughton Road the visibility splay in a southbound direction is below the recommended standard for a road of this category. As this is an existing junction and not part of the application site improvements to this junction cannot be conditioned although the Highway Engineer aspirations would be to widen the footway on Westhoughton Road at the corner radius to improve the sightline. The Engineer considers that

as the land to the left of the access will be in the applicant's ownership, (apart from a small piece of land which does not form part of the application site) it would not be difficult to implement this improvement. The Engineer also considers that the boundary fence line at the corner may have been moved to encroach on to the footway. As such the Engineer has requested that the applicant establish his actual limits of land ownership. The concern was forwarded to the agent for the application who has confirmed *the land referred to is outside Arley Homes ownership and therefore the visibility splay cannot be improved. As the Engineer highlights the junction is existing and has been in use for some time serving both the houses on Danesway and the factory unit. Therefore the junction is acceptable in its current form.*

67. The Engineer has raised concerns in respect of a direct pedestrian gateway access off Westhoughton Road to Plot 1 as it may encourage occasional on-street parking at the location in close proximity of the road junction with Danesway with a potential to obstruct driver visibility. The concern was forwarded to the agent for the application who has confirmed *vehicular access to plot 1 will be taken from Danesway and therefore there will be no need for cars to park on the A6. Furthermore, the existing properties in the vicinity of the site have pedestrian access onto the A6 and therefore there is not justification for the proposed pedestrian access to plot 1 to be removed.*
68. It is considered that the agent's point in respect of the existing junction is justified and as this is an existing junction which does not form part of the application site the Engineers requests cannot be accommodated. Similarly in respect of parking on Danesway there is no indication at this stage that this will actually occur. Any future parking which hinders highway safety can be dealt with by the Highway Authority.
69. The Highway Engineer has confirmed that any development that is to be gated will not be adopted by the Highway Authority and it would be in the applicant's interest to remove the gates if there is to be any intention to offer the development for highway adoption. The concern was forwarded to the agent for the application who has confirmed *Arley Homes confirm that the gates will remain as shown on the application drawings and that the drive will be private and not adopted.*
70. This confirmation was forwarded to the Highway Engineer and he has confirmed that he has concerns regarding the location of the gates. The gates will be required to be located 10m past the nearside carriageway road edge of the side road junction to ensure vehicle access in/out of the side road is not obstructed by servicing/delivery vehicles awaiting access. Although this can be addressed via condition relocating the gates would impact on the proposed residential dwellings. The applicants have been advised that it would be preferable to remove the gates. This will be addressed on the addendum.
71. The Engineer has requested that the road width is increased to a minimum width of 4.8m (currently 4.5 m) to enable a car and a service vehicle the size of a refuse vehicle to pass each other. Additionally all footways should be 2.0m wide. This comment was forwarded to the agent for the application who has confirmed *the development proposes a road width of 4.5m wide in line with recent developments in Lancashire such as Lightfoot Lane in Fulwood. The Highway Authority has prepared a document 'Creating Civilised Streets' which requires a carriageway width between 4.5m and 5.5m (section 5.10.1). Therefore the proposals accord with the requirements of this document.*
72. This confirmation was forwarded to the Highway Engineer and he has confirmed that a 4.5m width is the minimum recommendation however allowance should be made for the category of the road including the need for passing points and widening on bends etc. A 4.8m wide carriageway will enable a large vehicle (refuge wagon) and car to pass each other. However the Engineer has confirmed that given that it is a short straight length of road (approx 40m long) which will remain private the arrangement as proposed is acceptable.
73. The Engineer has requested that the shared access drives (which will remain private) should be widened to a minimum width of 4.1m to enable 2 cars to pass each other slowly. This comment was forwarded to the agent for the application who has confirmed *the development*

proposes shared driveways of 3.7m wide which accords with Section 5.9.1 of the 'Creating Civilised Streets' document .

74. This confirmation was forwarded to the Highway Engineer and he has confirmed that the 3.7m is the general minimum width requirement for fire service vehicles. A width of 4.1m will enable 2 cars to pass each other slowly. The Engineer considers in this instance it will also ensure that vehicles do not have to reverse over a long distance which will involve hazardous manoeuvring over the shared pedestrian and vehicle surface. As such the Engineer considers that the shared drive areas should be improved to 4.1m wide or vehicle passing points will have to be provided. Following receipt of this comment the layout has been amended accordingly.
75. The Highway Engineer also considered that the minimum size for a garage should be 6m x 3m in accordance with Manual for Streets. The concern was forwarded to the agent for the application who has confirmed *in line with Arley Homes recent housing applications the proposed integral garages are 5.25m x 3m*. Parking and garage sizes are addressed below.
76. The proposals include the erection of 2, 4 and 5 bedroom dwellings. For the 2 bedroom dwellings two off road parking spaces will be required. For the 4 and 5 bedroom dwellings three off road parking spaces will be required.
77. The two bedroom accommodation includes 8 parking spaces (2 each) within a small courtyard arrangement which is considered to be sufficient.
78. The remaining dwellings include a mixture of detached and integral garages along with driveway space. Initially none of the garages meet the Manual for Streets dimensions however on plots 2, 3, 4, 12, 15, 16, 19 and 20 sufficient driveway space is provided to accommodate 2 cars. Taking into account the fact that these properties incorporate a double garage, which is sufficiently sized to accommodate one car and storage, it is considered that sufficient parking is provided at these properties.
79. The Newbury house types, plots 10, 11, 13, 14 and 18 accommodate a single garage which measures 5.18m by 2.9 m. When the proposal was initially submitted it was not considered that this garage accommodation could be counted as a parking space and as these dwellings are four bedroom properties inadequate parking provision had been provided. However the agent for the application was advised of this and asked to demonstrate that the garage accommodation can accommodate a normal sized family car and people can enter and exit the car whilst in the garage.
80. Amended plans of the Newbury House type have been submitted which demonstrate that the garage is large enough to accommodate an Audi A6 (which is considered to be larger than a family car) and the driver can exit the vehicle whilst in the garage. In these circumstances a shed will be provided within the rear garden areas to address the storage requirements of the dwelling normally incorporated into a 6x3 garage. Additionally a condition will be attached restricting the future owners ability to convert the garage accommodation without planning permission
81. To ensure adequate parking space is provided the driveway for plot 11 is required to be 6 metres long in front of the garage, the single garage accommodation for plot 9 is required to meet the Manual for Streets dimensions (6x3 metres) and the double garages at plots 1 and 17 are required to meet the Manual for Streets dimensions (6x6 metres). The agent for the application has been made aware of these requirements. The driveway length to plot 11 have been increased to 6 metres, the garage for plot 9 have be increased in size and the garage accommodation associated with plots 1, 2, 3, 4, 17 and 20 has been increased to accord with Manual for Streets dimensions.
82. It is considered that the concerns raised by the Highway Engineer have been addressed and as such the scheme is acceptable from a highway safety perspective.
83. Concerns have been raised by the neighbouring resident at St Johns in respect of the fact that the site lines from their driveway will be obstructed by the garden of plot 1. This concern was

passed onto the Highway Engineer who has confirmed that the visibility sightline to the left of the access on exit (Danesway) is substandard however this is an existing junction arrangement. To resolve this issue an appropriate condition can be added to the recommendation which involves limited/ low level planting and fencing within the visibility envelope.

Contamination and Coal Mines

84. The application is supported by a GeoEnvironmental Desk Study which has been reviewed by both the Council's Waste & Contaminated Land Officer and the Environment Agency. The Waste & Contaminated Land Officer is satisfied that this report has made an initial environmental assessment of the site and agrees with the recommendations set out within the report for further investigation. This will be addressed by appropriately worded conditions.

Drainage and Sewers

85. The application has been considered by United Utilities who have no objection to the scheme subject to various conditions. As such it is not considered that the proposals will adversely impact on the drainage or sewerage capacity in the area.

Section 106 Agreement

86. Due to the nature of the development a Section 106 Agreement will be required to secure:

- 20% affordable housing (4 two bedroom units). 3 social rented properties and 1 intermediate properties.
- £27,580 for the provision/improvement of play space at Jubilee Playing Fields, Adlington

87. Lancashire County Council Highways have requested that a planning contribution of £42,800 for transport. However in accordance with the Community Infrastructure Levy Regulations the following tests need to be met in respect of S106 obligations:

(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.

88. Lancashire County Council have not detailed how the request meets these tests or what this contribution will be used for and as such this request cannot be justified in respect of the Planning Obligations Circular or the CIL Regulations

Demolition

89. Following a recent Court of Appeal Judgement (SAVE Britain's Heritage v SSCLG) the demolition of buildings, such as that currently present on the application site, is now classed as 'development'. Permitted development rights for such development still apply however the onus is on the Local Authority to check whether the authority requires prior approval of the method of demolition. Additionally demolition works now come within the scope of the EIA Directive. In the case of this proposal it is not considered that the demolition of the existing garage buildings will have a significant effect of the environment which would necessitate the submission of an EIA. As such it is not considered that the authority requires prior approval of the method of demolition in this case.

Overall Conclusion

90. The proposed development involves the redevelopment of a brownfield piece of land within a sustainable location. Although the site involves the loss of employment land it has been demonstrated that there is no employment demand for the land or premises and as such the re-use of the land for residential purposes is considered to be appropriate. The proposals accord with both local and national planning policy and as such the scheme is recommended for approval.

Other Matters

Public Consultation

91. In accordance with the Council's Statement of Community Involvement the applicants Arley

Homes, have undertaken a leaflet drop providing local residents with an opportunity to comment on the draft proposals prior to the formal submission of the planning application. Approximately 150 letters were distributed along with a letter to the Ward Member, Cllr Pat Case.

92. At the time of the submission of the planning application 10 responses were received, 6 in support and 4 in objection. However 4 further comment forms were received following the formal submission. All of these comments are in support of the scheme although specific concerns are raised.
93. Arley Homes have responded to the specific concerns raised as set out below:
- Provision of a Childs Play Area or secure pedestrian route: A financial contribution towards open space will form part of the associated S106 Agreement. Land ownership issues restricts a secure access to the Fairview Community Centre
 - Car Parking Provision: following discussions with Lancashire County Council and the Local Planning Authority the scheme accords with the Council's parking requirements
 - Highway Matters: a detailed Transport Statement accompanies the planning application which concludes that the junction meets highway standards and no improvement works are required
 - Fence heights and conifer height reduction: Arley Homes will look into reducing the height of the conifers on Danesway. All fence heights are designed to ensure existing and new residential amenities will be safeguarded.
 - Proposed Layout matters: The density is in accordance with local and national planning policy. Arley Homes have assessed the impact on the adjacent neighbours on Danesway when considering the layout.

Sustainability

94. In September 2008 the first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), was adopted. The applicants have provided an Energy Efficiency/Resources Conservation Statement which sets out how they propose to meet the requirements of Policy SR1 of the Sustainable Resources DPD. The applicants state that dwellings will meet Level 3 of the Code for Sustainable Homes as required by Policy SR1 and outline how their proposals meet the criteria of this policy.
95. In terms of criterion b) the applicants set out how they intend to meet the 15% requirement to reduce carbon emissions using renewable or low carbon energy sources.
96. The above requirements can be addressed by suitably worded conditions.

Waste Collection and Storage

97. In accordance with the Council's Validation Checklist and Waste Storage and Collection Guidance the application is supported by a Waste Management and Refuse strategy. Each dwelling has space and facilities to allow waste segregation within the dwelling which is generally within the rear garden areas.
98. The scheme incorporates a highway and turning head which can be accessed by refuse collection vehicles. Each resident will be responsible for locating their bins on the kerbside during collection days. 11 of the proposed properties do not have direct frontage onto this highway/ turning head and will be responsible for locating their bins kerbside. To ensure that bins are not left anywhere on collection days, which could impact on access and the visual amenities of the site, a bin collection point will be required via condition. It is considered that suitable points can be provided within 30 metres of each dwelling to ensure that the bin carry distance does not exceed the 30 metre distance advised for household waste.
99. The scheme is intended to be gated. In accordance with the guidance collection crews will generally not be expected to hold keys, codes or electronic fobs in order to collect bins. As such a condition will be attached requiring the gates to be open on bin collection days.

Non- material planning considerations

- Proximity of overhead electricity cables: The applicant is aware of this proximity and is in discussions with the service provider in respect of relocation. The amended plans detail the existing location of these cables and the Fire Service have no concerns in respect of the proximity of the cables to the proposed housing.
- Construction information: The hours and parking arrangements during construction can be addressed by a suitably worded condition however full details of the construction information are not a material planning consideration.

Planning Policies

National Planning Policies:

Policies: PPS1, PPS3, PPS4, PPS9, PPG13

Regional Spatial Strategy:

DP1, DP2, DP3, DP4, DP5, DP7, DP9, L4

Adopted Chorley Borough Local Plan Review

GN1, EP4, EM9, HS4, HS21, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

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

Joint Core Strategy

Policy 1 – Locating Growth

Policy 10 – Employment Premises and Sites

Policy 4 – Housing Delivery

Sites for Chorley- Issues and Options Discussion Paper December 2010

CH0157- Weldbank Plastics

Planning History

No recent planning history.

Adjacent sites:

Danesway:

89/00914/OUT- Outline application for 1.7 acres of land for residential purposes. Approved June 1990

93/00316/OUT- Renewal of outline planning permission no 9/89/914 for residential development of 1.7 acres of land. Approved September 1993

93/00835/REM- Erection of 23 dwellings. Approved February 1994

95/00523/FUL- Erection of 9 detached houses. Approved October 1995

Mercer Court:

09/00106/FUL- Resubmission of application 07/01270/FUL for erection of two detached dormer bungalows (revision of house types). Approved April 2009

Kings Lea:

87/00255- Outline application for erection of 19 dwellings on 1.07 ha of land. Approved June 1987

87/00638- Erection of 19 dwellings inc garages roads and sewers. Approved October 1987

88/00466/FUL- Substitution of house types plot 2 and 6. Approved August 1988

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

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. No dwelling on plots 10, 11, 13, 14 and 18 hereby permitted shall be occupied until garden sheds have been provided in accordance with plans which have been submitted to and approved in writing by the Local Planning Authority. The garden sheds shall be retained in perpetuity thereafter.
Reason: The garages are smaller than would normally be provided and therefore to ensure sufficient storage/cycle storage is provided at the properties in accordance with Manual for Streets
3. Notwithstanding the submitted details prior to the occupation of the dwellings hereby permitted the planting and fence on the highway frontage of the site to Westhoughton Road and within a visibility splay, which is drawn from a point 4.5m measured along the centre line of Danesway from the continuation of the nearer edge of the carriageway of Westhoughton Road to a point measured 70m in the south eastern direction along the nearer edge of the carriageway of Westhoughton Road from the centre line of Danesway , shall be permanently maintained at a height not greater than 1m above the crown level of the carriageway of Westhoughton Road.
Reason: To ensure adequate visibility at the junction and adequate visibility is maintained for the neighbouring property. In accordance with Policy TR4 and advice contained in Manual for Streets.
4. Prior to the occupation of the dwellings hereby permitted the existing vehicular access on Westhoughton Road (Plot1) shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads.
Reason: To maintain the proper construction of the highway and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.
5. No development shall take place until:
 - a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
 - b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
 - c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the submitted details prior to the commencement of the development full details of the boundary treatment adjacent to the watercourse (plots 5-9) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the boundary treatments will be implemented in accordance with the approved details.

Reason: To protect/conservate the habitat/amenity value of this watercourse in accordance with Government advice contained in PPS9.

7. Himalayan balsam is present within the application area. Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause Himalayan balsam to grow in the wild. Therefore a programme of control/eradication of these 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 and shall include proposed measures to prevent the spread of Himalayan balsam during any operations such as mowing, strimming or 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 programme.

Reason: To ensure the eradication of Himalayan balsam in accordance with the Wildlife and Countryside Act 1981 (as amended).

8. During the construction period temporary fencing shall be erected along the bank top of the brook to protect the river corridor and prevent debris and construction material from encroaching into this area. Prior to the commencement of the development full details of the temporary fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be retained during the construction period in accordance with the approved details.

Reason: to ensure the protection of Eller Brook during the construction period.

9. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. The scheme shall also demonstrate maintenance and enhancement of biodiversity, incorporating recommendations of paragraphs 5.8.4 – 5.8.8 of the report 'Land at Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock. Ecological Survey and Assessment (including a licensed bat survey)' (ERAP, January 2011).

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 and Government advice contained in PPS9.

10. Prior to the commencement of the development full details of bat roosting opportunities to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved details.

Reason: To mitigate the loss of potential bat roosting opportunities in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS9.

11. Prior to the commencement of the development full details of the communal bin collection points to serve plots 5, 6, 7, 8, 9, 10 and 11 and 14, 15, 16 and 17 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their location and the proposed hardsurfacing materials/ details of the enclosure. The collection points shall only be utilised for the storage of bins on bin collection days and shall be free of bins at all other times. The collection points shall thereafter be retained in perpetuity.

Reason: To ensure adequate refuse collection facilities are provided on site and in the

interests of the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the vehicular access gates, which serve the development, shall be submitted to an approved in writing by the Local Planning Authority. The gates, notwithstanding the submitted details, shall be positioned 10m behind the nearside edge of the side road carriageway. The gates thereafter shall be erected and maintained in accordance with the approved details. The gates shall be fully opened between 7am and 3pm on refuse collection days.
Reason: In the interests of highway safety, to respect the visual amenities of the area and to ensure that the site is fully accessible to refuse collection vehicles. In accordance with Policies GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.
13. 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 private highway, parking areas and bin collection points, 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 highways, parking areas and the storage of bins at the collection points at the site. In accordance with Policies GN5 and TR4 of the Adopted Chorley Borough Local Plan Review.
14. Prior to the commencement of the development a scheme and programme for the site enabling and construction phase of the development shall be submitted to and approved by the Local Planning Authority. The scheme and programme shall cover:
 1. Site compound and contractor parking and management of contractors parking to ensure parking does not overspill onto surrounding roads.
 2. Construction operating hours including deliveries and site construction staff.The approved scheme and programme shall be implemented.
Reason: To ensure that noise and disturbance resulting from hours of operation and delivery does not adversely impact on the amenity of existing residents.
15. 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).
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.
16. 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.
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.
17. No dwelling shall be occupied until a letter of assurance, detailing how each plot will meet the necessary code level, has been issued by an approved code assessor and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved measures for achieving the required code level. Prior to the completion of the development a Final Code Certificate shall be 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

18. Prior to the commencement of the development full details of the on site measures to reduce the carbon emissions of the development, through the use of renewable or low carbon energy sources/ technologies, by 15% shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved details.
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. The integral and 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.
Reason: In order to safeguard the residential amenity and character of the area and to ensure adequate off street parking is retained. In accordance with Policies HS4 and TR4 of the Adopted Chorley Borough Local Plan Review
20. 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
21. The development hereby permitted shall be carried out in accordance with the precautionary measures for tree works outlined in paragraphs 5.5.3 – 5.5.6 of the report '*Land at Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock. Ecological Survey and Assessment (including a licensed bat survey)*' (ERAP, January 2011).
Reason: To ensure the continued protection of bats as part of the development. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review and The Conservation of Habitats and Species Regulations 2010
22. The development hereby permitted shall be carried out in accordance with the mitigation measures for bats in buildings during demolition as recommended in paragraphs 5.5.9 – 5.5.13 of the report '*Land at Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock. Ecological Survey and Assessment (including a licensed bat survey)*' (ERAP, January 2011).
Reason: To ensure the continued protection of bats as part of the development. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review and The Conservation of Habitats and Species Regulations 2010
23. The development hereby permitted shall be carried out in accordance with the measures for the protection of retained trees, other vegetation and Eller Brook, as recommended in section 5.3 the report '*Land at Weldbank Plastic Co Ltd, Westhoughton Road, Heath Charnock. Ecological Survey and Assessment (including a licensed bat survey)*' (ERAP, January 2011).
Reason: To protect/conservate the habitat/amenity value of this watercourse and trees in accordance with Government advice contained in PPS9
24. The approved plans are:
- | Plan Ref. | Received On: | Title: |
|---------------|--------------|-----------------|
| 317-101 | 1 March 2011 | Location Plan |
| 317-102 Rev E | 10 May 2011 | Planning Layout |
| 317-103 Rev B | 5 May 2011 | Streetscenes |

1055-901 Rev B	1 March 2011	General Arrangements
317-104 Rev A	9 May 2011	Planning Site Sections
5896/01	1 March 2011	Topographical Survey
317-H736-2/101 Rev A	5 May 2011	Aspull 2 Bed House
317-H1207-4/101	1 March 2011	Hale 4 Bed House
317-H1540-4S/101	1 March 2011	Appleton Side Garage (Plot 16)
317-H1589-5/101	1 March 2011	Bowden 5 Bed House (Plot 19)
317-H1589-5/102	1 March 2011	Bowden 5 Bed House (Plots 12)
317-H1589-5/103	10 May 2011	Bowden 5 Bed House (Plot 15)
317-H1641-5F/101	1 March 2011	Grantham Front Aspect (Plots 2 & 3)
317-H1672-5/101	4 May 2011	Newbury B (Plots 11, 14 & 18)
317-H1672-5/102	1 March 2011	Newbury B (Plots 10 & 13)
317-H1836-5/101	1 March 2011	Waverton (Plot 1)
317-H1836-5/102	1 March 2011	Waverton (Plots 17 & 20)
317-H1843-5/101	1 March 2011	Portland (Plot 4)
317-SG/DETAIL/101 Rev A	5 May 2011	Single Garage (Plot 9)
317-DG/DETAIL/101	5 May 2011	Double Garage (Plots 1, 2, 3, 4, 17 & 20)
STD DETAILS- SD-??	1 March 2011	1800 High Closeboard Fence
STD DETAILS- SD-??	1 March 2011	1500 High Closeboard Fence with 300mm trellis
STD DETAILS-SD-15-W01	1 March 2011	1800 High Brick Wall with Tile Crease

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

25. 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.
26. 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.
27. 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.
28. The external facing materials detailed within the submitted Design and Access Statement shall be used and no others substituted. Namely Ibstock Old English, Ibstock Beamish Blend and Ibstock Ravenhead Red Smooth bricks and Russell Grampian roof slates, colour slate grey.
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.
29. The ground surfacing materials detailed on the approved plans 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

30. 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 on plots 1, 2, 3, 4, 5, 16, 17 and 20 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.
31. 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.
32. The two bathroom windows in the first floor of plot 15's rear elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
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Item	11/00210/FUL
Case Officer	Mr Niall Mellan
Ward	Pennine
Proposal	Change of use of land from former agricultural land to residential curtilage
Location	Land Rear Of 187 Town Lane Whittle-Le-Woods Lancashire
Applicant	Mr & Mrs G Thompson

Consultation expiry: 16 May 2011

Application expiry: 5 May 2011

Proposal

1. The application seeks permission to change the use of agricultural land to residential garden curtilage associated with a dwellinghouse.
2. The piece of land subject to this planning application is located to the rear of the original garden curtilage associated with 187 Town Lane. The land projects a maximum depth of 14m from the existing hedge of the original rear garden boundary and measures a width of 14m along the south boundary and 24m along the north boundary. The land projects in a north-easterly direction from the existing property.
3. The proposal has been amended, reducing the size of the land to be changed to garden curtilage.

Recommendation

4. It is recommended that this application be refused.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Impact on the Green Belt

Representations

6. Whittle Le Woods Parish Council support the application

Consultations

7. Chorley Council's Planning Policy team have made comments on the principle of extending garden curtilages in the Green Belt, encroachment into the countryside and the bigger plot of land which the application land forms part of. These are discussed below.

Applicants Case

8. The following arguments have been put forward by the agent:
 - The objective is to increase the garden curtilage as grassed area only
 - No buildings or garden paraphernalia will be erected
 - Would not impact on visual amenity
 - Would not impact openness of the Green Belt
 - Same conclusions should be drawn with previously approved application (10/00905/FUL)

Assessment

Principle of the development

9. The application land is located in Whittle Le Woods, within an area designated as Green Belt where there is generally a presumption against inappropriate development. Policy DC1 in the Local Plan deals with development in the Green Belt. This policy sets out types of development, which are considered acceptable in the Green Belt. The change of use of land from Green Belt to residential garden curtilage is not listed as a type of such acceptable development.

10. It is however noted that criterion b of this policy allows for other changes of use (as well as those for outdoor sport and recreation and cemeteries) if it preserves the openness of the Green Belt. However this policy also states that such changes of use must not conflict with the purposes of including land within the Green Belt (set out in PPG2).

Impact on the Green Belt

11. PPG2 states there are five purposes of including land in the Green Belt. One of these purposes is to safeguard the countryside from encroachment. The application proposes to extend the garden area in a north east direction into the open rural area eroding away at the openness of the area. This is a clear example of domestic encroachment into the countryside
12. It is noted that the land in question may not be currently used for agricultural purposes however it is clearly countryside and is not domestic in nature. This proposal involves the enclosure of part of the field, which in itself impacts upon openness, and it would result in the creation of a large area of domestic lawn, which would potentially change the character of the area.
13. The applicants state they are willing to accept a condition removing permitted development rights on the land in question however it is considered this would not make the proposal acceptable. The land forms part of a much larger field to the rear (north east) of the properties on Town Lane (189 – 209). It appears that this land is being subdivided similar to the application land. Permitting an encroachment on to this Green Belt would potentially set a precedent for this entire field to be changed to garden. This would be a clear example of domestic encroachment into the countryside, of a not insignificant scale.
14. The land in question measures 277m² with the existing garden curtilage measuring approximately 641m². The proposal involves the enclosure of part of the field, which impacts on the openness of the Green Belt, and as a result would result in a large area of domestic land which would change the character of the area. PPG2 states that changes of use in the Green Belt are inappropriate development unless they maintain the openness of the Green Belt. The proposal conflicts with one of the purposes of the Green Belt (encroachment) and is therefore considered inappropriate development contrary to criterion (b) of Policy DC1 and PPG2.
15. There have been no very special circumstances submitted by the applicants as to why the development should be approved. The applicants already have a garden that is larger than that of many of the neighbouring properties. The garden has been extended to the north west from the original curtilage which came with the planning approval for the dwelling.
16. The applicant has amended the scheme reducing the size of land to be changed to garden. Whilst the size of the land is one consideration in the assessment, it is still considered unacceptable as it proposes to extend the garden area in a north east direction into the open rural area eroding away at the openness of the area from an established pattern of boundaries and represents an opportunity if approved for other similar applications. The proposal would result in domestic encroachment into the countryside impacting on the openness and character of the area.
17. The agent has referred to a previous approval in the locality which (10/00904/FUL – Highfield House, Copthurst Lane) for an extension of garden curtilage. It is considered that the application site is different in nature and character to the application site at Highfield House. Although both proposals fall to be considered inappropriate development the consideration relates to whether the proposal conflicts with the purposes of including land within the Green Belt.
18. In respect of the current application it is considered that the application site is different in nature and character to the application site at Highfield House. The application site at Highfield House proposed to extend the garden along the road frontage close to stables, a pond and field access track and did not propose further encroachment into the 'open' area of the surrounding area past the north-west boundary which would have been considered unacceptable encroachment. The current application proposes to extend the garden area in a north east direction into the open rural area eroding away at the openness of the area.

Overall Conclusion

19. It is considered that the proposed change of use would adversely impact on the openness of the Green Belt and the purposes of including land in the Green Belt and as such the proposal is considered unacceptable in terms of PPG2 and Policy DC1.

Planning PoliciesNational Planning Policies:

PPG2: Green Belts

Adopted Chorley Borough Local Plan Review

DC1: Development in the Green Belt

Planning History

No history relevant

Recommendation: Refuse Full Planning Permission**Reasons**

1. The proposed development would be detrimental to the character and appearance of the Green Belt and would be prejudicial to the purposes of the Green Belt in terms of encroachment into the countryside, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and PPG2.
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Item 11/00262/FUL

Case Officer Caron Taylor

Ward Euxton North

Proposal Application for amendments to the pitch of the roof over the entrance and garage to the front of the property, and application for retrospective permission for the roof pitch over side extension.

Location Woodcock Barn Runshaw Lane Euxton Chorley PR7 6HB

Applicant Mr Mike Catterall

Consultation expiry: 17 May 2011

Application expiry: 23 May 2011

Proposal

1. Application for amendments to the pitch of the roof over the entrance and garage to the front of the property, and application for retrospective permission for the roof pitch over side extension.

Recommendation

2. It is recommended that this application is refused planning permission.

Chairs Brief

3. The application is being brought to Chairs brief as an objection has been received and the proposal is the subject of an extant enforcement notice that was approved by the Development Control Committee.

Consultation expiry date: 17th May 2011 (site notice). Neighbour letter expired 26th April 2011

Decision date: 23rd May 2011

Background

4. This application relates to amendments to a previously approved planning application ref: 08/01226/FUL. The extensions were however not built in accordance with the originally approved plans. A change was made to the roof pitch over a side extension and changes were also made to the entrance and roof over garage.
5. In 2009 a retrospective application (ref: 09/00909/FUL) was made to regularise these changes but was refused at Committee. Enforcement notice EN635 was served on the property after being authorised by the Development Control Committee following a site visit. The applicant appealed the refusal of the planning permission (but did not appeal the enforcement notice) but the appeal was dismissed on the impact that the roof over the entrance and garage would be out of keeping with the gentle pitches and altogether more streamlined profiles of the remaining parts of the roof and as a result the design and final character of the dwelling would detract from its surroundings.
6. The current application has been submitted in response following the appeal decision. It proposes to retain the roof over the side extension as built, but to alter the roof over the entrance/garage as built.

Main Issues

7. The main issues for consideration in respect of this planning application are:
 - Design and appearance of the proposal on the existing dwelling.
 - Impact on the amenity of the neighbour.

Representations

8. One letter of objection have been received from the neighbour at Pippins on the following grounds:
- The Appeal acknowledged the extensions to Woodcock Barn had not been implemented in accordance with the approved plans. The 'cat slide' required for the main pitched roof which was needed to differentiate the garage from the rest of the dwelling had not been implemented which now left a severe unrelieved slope. The other main change to the roof was to the roof over the garage and entrance. Here a flat section had been extended forwards by approximately 3m further than permitted and now culminates in a short, steeply pitched plane. Although the Appeal inspector found that the change to the pitch of the main roof did not differ from the permitted line to such an extent as to be detrimental, she did find that the amendments to the roof over the garage and entrance caused harm to the character of the existing dwelling and thus the surrounding area.
 - Although the Appeal inspector disagreed with my and the planning councils opinion that the unapproved changes to Woodcock Barn had had a negative and overbearing impact on the neighbouring occupiers at 'Pippins' the new proposed planning application 11/00262/FUL proposes changes to the roof over the entrance and garage to the front of the property which will incorporate a further extension to this flat roof which is already some 3m longer than what was approved in planning application 08/01226/FUL.
 - Notwithstanding the Appeal inspectors report, they strongly feel that the flat roof should not be allowed to be extended further but that the reduced pitch angle required to the front of the roof be created from the existing roof which has already been extended some 3m than what was permitted in the approved planning application. Although the new application to further extend the flat roof would not extend beyond the length of the pre-existing garage the existing extensions have already considerably increased the 'footprint' of the building. They were described by the council planning case officer as being 'over dominant and overbearing,' any further extension would they consider to have a negative impact on Pippins which they consider to be unreasonable and unacceptable. The Appeal officer in her considerations has been commenting on the extensions that have already been implemented and not to the further extensions proposed by the applicant. The applicant has consistently disregarded the councils approved building plans which if left unchecked they feel sends a clear message that no one needs to recognise local or national planning legislation. They ask that this planning application be rejected.

Consultations

9. None received

Assessment

10. Design and appearance of the proposal on the existing dwelling and impact on the amenity of the neighbour.
As stated, there are two aspects to the proposal. The roof over the side extension and the roof over the entrance/garage. The appeal Inspector concluded that the change as built (without a slight variation in the angle of the main pitched roof) is not significantly different than what was permitted and not harmful to the character of the existing house or the amenity of the neighbour. As the appeal decision is a material consideration in determining the application it is not considered that the Council could refuse the current application to retain the roof over the side extension as built.
11. The Inspector also considered the roof over the entrance/garage and concluded that the flat section of the roof has been extended by approximately 3m further than originally permitted cumulating in a short, steeply pitched roof plane. These elements are significantly out of keeping with the gentle pitches and altogether more streamlined profiles of the remaining parts of the roof and are in a prominent and visible position. The Inspector concluded that the design and final character of the dwelling detracts from its surroundings contrary to Policy DC8A of the Local Plan. However, the Inspector stated that although the increase in the size of the roof makes it a dominant feature she did not consider it has a significant effect on outlook and is not detrimental to the neighbours living conditions.

12. The current application, although it reduces the pitch of the roof as built so it is slightly shallower at its northern end (the steepness of the roof pitch was an issue raised by the Inspector), also extends the roof 1.7m further north (1.7m in addition to the 3m increase to the plan originally approved). It is this change that it is therefore important to assess.
13. In terms of design the main concern of the Inspector was that the steepness of the roof pitch as built was out of keeping with the gentle pitches and more streamlined profiles of the remaining parts of the roof. The roof now proposed does incorporate a shallower roof pitch that is more in keeping with the design of the property and the proposal is therefore considered acceptable in this respect.
14. The extension to the roof must however be assessed as to its impact on the neighbouring property Pippins. Although the Inspector didn't consider the roof as built has a detrimental impact on this property its extension by a further 1.7m will result in the view the neighbour's property being an almost uninterrupted view of a roof plane. The owner of this property has confirmed this is a bedroom window and it is therefore considered that extending this roof further north will have a detrimental impact on the amenities of this property.
15. The applicant argues that the extension will provide privacy to their own kitchen window from the gable window of Pippins. However the Inspector noted this argument in the appeal decision and did not consider that this benefit was significant. In addition, the relationship between the two windows has existed for many years and was not an argument that was put forward at the time of the originally approved application.
16. Impact on Listed Building
Chorley's Conservation Officer has stated previously that the development does not impact on the nearest listed building Bourne Farm some 90m away and it is not considered the amendment currently under consideration does either.

Overall Conclusion

17. The application is recommended for refusal on the grounds that although the proposed extended roof does incorporate a shallower roof pitch that is more in keeping with the design of the property, as a result of proposal it will have a detrimental impact on the neighbouring property Pippins contrary to Policy DC8A and the Council's adopted Supplementary Planning Document Householder Design Guidance.

Planning Policies

National Planning Policies:

PPG2

Adopted Chorley Borough Local Plan Review

Policies: DC1, DC8A

Supplementary Planning Guidance:

- SPD - Householder Design Guidance

Planning History

08/01226/FUL: Various extensions, alterations, and re-modelling of property. Approved 6 February 2009.

09/00909/FUL: Amendments to previously approved planning application ref: 08/01226/FUL to include change to roof pitch over side extension and changes to roof over garage (retrospective application). Refused 27 July 2011. APPEAL DISMISSED

Recommendation: Refuse Full Planning Permission**Reasons**

1. Although the proposed extended roof does incorporate a shallower roof pitch that is considered to more in keeping with the design of the property in accordance with Policy DC8A of the adopted Chorley Borough Local Plan Review, as a result it is considered the proposal will have a detrimental impact on the neighbouring property 'Pippins'. It will result in an uninterrupted view of a roof plane from the window in the side (west) elevation. This is considered contrary to Policy DC8A of the adopted Chorley Borough Local Plan Review and the Council's adopted Supplementary Planning Document Householder Design Guidance.
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Item	11/00270/FUL
Case Officer	Mrs Nicola Hopkins
Ward	Chorley North West
Proposal	Erection of a side extension with accommodation at mezzanine level, replacement of the front dormer window and erection of a front boundary wall
Location	84 Hamilton Road Chorley PR7 2TJ
Applicant	Mr Alistair Bradley

Consultation expiry: 28 April 2011

Application expiry: 27 May 2011

Proposal

1. The application is for the erection of a side extension with accommodation at mezzanine level, replacement of the front dormer window and erection of a front boundary wall
2. The dwellinghouse subject to this planning application is owned by Councillor Alistair Bradley. In accordance with the scheme of delegation the application is required to be considered at Development Control Committee.

Recommendation

3. It is recommended that this application is granted conditional planning approval.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Design and Appearance
 - Impact on the Neighbours
 - Highway Safety

Representations

5. No letters of objection have been received

Assessment

Design and Appearance

6. The property is a detached dwellinghouse located within a road of varying designed dwellighouses close to Chorley town centre. The property is constructed out of red brick with an element of render to the front and a slate roof. To the side of the property is a detached garage which was granted planning permission in 2003.
7. The proposal incorporates the erection of a side extension to accommodate a kitchen at ground floor level and a study above. The study will only be accessible from the kitchen as although it is at first floor level this level will not reflect the height of the existing first floor level, it will be lower, and as such from the front elevation the extension will not appear as a typical two storey side extension. Hence why the proposal is described as a mezzanine level.
8. The proposed side extension incorporates a similar roof pitch as the original dwellinghouse and will be viewed as an extension to this pitch. In design terms this is considered to be appropriate for the style of the existing dwellinghouse and reduces the visual impact of the side extension.
9. The property incorporates a replacement front dormer window. The property currently has a front dormer with a flat roof. It is proposed to replace this with a larger dormer incorporating a

pitched roof which from a character perspective is considered to be more appropriate than the existing flat roof.

10. The proposal also incorporates the erection of a front boundary wall which is 1.8 metres high to the top of the pillars and incorporates timber sliding gates to serve the garage and wrought iron railings to the top of 900mm brick wall in front of the dwelling. The front boundary is currently defined by a 1.8 metre high fence and low brick wall. The street scene is characterised by various boundary treatments including a 1.8 metre high wall on the opposite side of the street. As such the proposed treatment will not be out of character with the street scene. The proposals will create a uniform boundary treatment to the benefit of the visual amenities of the area and the inclusion of railings, which will allow views through, ensures that the proposal will not create a solid wall within the street scene.

Impact on the Neighbours

11. The immediate neighbours to the property are 82 and 88 Hamilton Road, 37 and 39 Regent Road and 49 Ashfield Road.
12. The proposed side extension is located away from the common boundary with 82 Hamilton Road and as such will not impact on this property. The replacement of the existing dormer with a slightly larger dormer with pitched roof will have no impact on the neighbours at 82 Hamilton Road.
13. 88 Hamilton Road incorporates habitable room windows within the elevation which faces the application site. The proposed extension however will be located 15 metres away from the side elevation of 88 Hamilton Road and will have the appearance of a single storey extension when viewed from this property due to the design of the roof. The roof of the extension will incorporate roof lights however these will serve the study and will be partly screened from the neighbouring property by the existing detached garage. These windows can be obscurely glazed to ensure that there is no direct inter-looking to the detriment of the neighbours' amenities.
14. 37 and 39 Regent Road are located to the rear of the application site in relatively close proximity to the common boundary at a slightly higher land level. The proposed side extension will be visible from these properties however within the rear elevation no windows are proposed and the extension will be no closer to the common boundary than the existing property. As such the proposed extension will not adversely impact on the amenities of these residents.

Highway Safety

15. The proposal does not involve the creation of additional bedroom accommodation and the existing garage accommodation will be retained as part of the scheme. As such it is not considered that the proposal will adversely impact on highway safety through on street parking.

Overall Conclusion

16. It is considered that the proposed extensions are in keeping with the existing dwelling, an adequate level of private amenity space if retained within the curtilage of the property, there will be no adverse impact on the level of the neighbours' amenity or have an adverse effect on highway safety. As such the proposals are considered to be acceptable in terms of Policies GN5 and HS9 of the Local Plan

Planning Policies

National Planning Policies:

PPS1

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, HS9

Supplementary Planning Guidance:

- House Extension Design Guidelines
- Design Guide

Planning History

03/00114/FUL- Demolition of existing garage and the erection of single garage. Approved March 2003

Recommendation: Permit Full Planning Permission Conditions

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

 2. The approved plans are:

Plan Ref.	Received On:	Title:
Drawing No 1	1 April 2011	Plans and Elevations as Existing
Drawing No 2	1 April 2011	Block Plan
Drawing No 3	1 April 2011	Mezzanine Plan and Elevations
Drawing No 4	1 April 2011	Proposed Floor Plans

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

 3. All external facing materials shall match in colour, form and texture those on the existing building.
Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

 4. All the roof lights in the roof of the extensions north-west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.
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Item	11/00149/REMAJ
Case Officer	Caron Taylor
Ward	Astley And Buckshaw
Proposal	Reserved Matters Application for southern part of Parcel L for the construction of 59 No dwellings together with associated works.
Location	Parcel L Buckshaw Avenue Buckshaw Village Lancashire
Applicant	Stewart Milne Homes

Consultation expiry: 12 May 2011

Application expiry: 25 May 2011

Proposal

1. This application is a reserved matters application for the southern part of Parcel L for the construction of 59 no. dwellings together with associated works.

Recommendation

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

Main Issues

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

Representations

4. One letter has been received from a resident on Spennymoor Close the adjacent parcel bounding with the site to the west. They have the following concerns:
 - Drainage - There is an existing culvert on the site that runs alongside the boundary of 12 Spennymoor Close and into which much of the surface water of the site drains into, together with water from 12 Spennymoor Close itself, which floods on a frequent basis after any prolonged or significant downpour. The application has Plot 26 being built onto/over the edge of the existing culvert, with the gardens of Plot 26, Plot 32 and Plot 33 covering the culvert. They are concerned that the development as shown on the planning application will adversely affect the drainage of 12 Spennymoor Close;
 - Privacy – The proposed development will result in three properties (Plots 26, Plot 32 and Plot 33) directly overlooking 12 Spennymoor Close, with the frontage of a 4th house (Plot 34) also overlooking the front garden of 12 Spennymoor Close. In total, at least five houses will overlook 12 Spennymoor Close. The concern relates to a loss of privacy from overlooking properties, the primary plot affecting privacy would be Plot 26.
 - Privacy – Height of proposed development. The proposed floor levels drawing would indicate that each of the proposed plots bordering 12 Spennymoor Close would be higher than 12 Spennymoor Close, with the result that the view from the windows of each plot (upstairs and potentially downstairs) would result in a significant loss of privacy to 12 Spennymoor Close. The primary plots affecting privacy due to the height on which they would be built are Plots 26 and Plot 32.

Consultations

5. Lancashire County Council Highways – made comments on the original scheme and amended plans have been received in response to these. See the access and parking section of this report.
6. Environment Agency – has no objection in principle and state the site has been previously remediated and accepted as validated by BAe Systems as part of Area 10 of the site.
7. United Utilities – has no objection subject to conditions being added to any permission.
8. Chorley Council Waste and Contaminated Land Officer – has no comments to make on the application.

AssessmentPrinciple of the development

9. The principle of housing on this site has already been established by the original outline permissions for the whole of Buckshaw Village.

Appearance, Layout and Scale

10. The parcel is located on the edge of the residential part of Buckshaw Village, being the last residential parcel bounding with the Strategic Regional Site to the east and is relatively flat. The northwest of the site bounds with the southern part of Parcel J, a Barratt parcel that has already been constructed. To the northeast is the rest of parcel L that is currently under construction by Barratt having been granted permission in November 2010 under permission 10/00792/FULMAJ. The parcel bounds with Buckshaw Avenue to the south and southwest.
11. Policy GN2 of the Local Plan applies to the former Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Masterplan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It is therefore considered that the proposals as accord with Policy GN2.
12. Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The southern boundary of the parcel bounds with Buckshaw Avenue. Parcel J to the west has properties backing onto Buckshaw Avenue, however a landscape buffer is to be planted to screen them from the road. No landscape buffer is to be planted along the frontage of this parcel where it bounds with Buckshaw Avenue so it is considered important that visually it responds to the road rather than turns it back on it. The properties that bound with the road all face on to it or are side on apart from plot 9, however amended plans have been sought increasing the landscape planting along this boundary to provide screening of this plot. In addition a combination of brick walls and Buckshaw Village railings are proposed to boundary with Buckshaw Avenue, rather than close-boarded fences to visually improve the view of the parcel from the west. One of the most prominent properties will be the property on plot 1 at the access point by the roundabout. This will face onto the roundabout but will also have a Juliette balcony on its west elevation to provide visual interest. As this parcel is situated at the roundabout on Buckshaw Avenue it will provide one of the main access points into this part of the residential area of Buckshaw Village, therefore plots 1, 3 and 57 have been orientated to face towards the access point as it is approached from the roundabout.
13. The layout is comprised of detached and semi-detached properties and the adjacent parcels are comprised of similar property styles. The proposals are therefore considered to be in line with Policy GN5 and the Buckshaw Village Design Code.

Access and Parking

14. Policy TR4 of the Local Plan outlines the highway development control criteria. Amended plans have been received in response to the comments of LCC Highways, which they have made further comments on.
15. The internal size of the garages has been increased so they count as parking spaces to avoid on-street obstructing pedestrians if on the footway or interfering with the natural movement of cyclists and other motorists. The size of the turning heads within the development has also been increased and the cul-de-sacs have been widened at certain points to enable a service vehicle and a car to pass each other.
16. The layout of plots close to the access with Buckshaw Avenue have been amended to ensure they have in curtilage turning areas to prevent backing out on to the road at these points. The amended plans have also added cycle and pedestrian access points on to Buckshaw Avenue from the two cul-de-sacs to maintain cycle and pedestrian permeability.
17. LCC have asked that restrictions be placed on planting across the frontages of the properties to safeguard long-term visibility requirements, this can be secured by planning conditions along with the removal of permitted development rights for the erection of fences walls and gates to the front/side of certain properties.
18. LCC have also asked for more explanation of the traffic calming measures on the road going through the parcel to the northeast as they considered the road narrowing initially proposed was not the right choice of treatment and they suggested raised table junctions and plateaus. The amended plans now propose to use the same raised tables that LCC have accepted on the adjacent Barratt parcel (the north part of Parcel L), so it is considered that they are acceptable.
19. Garage sizes to the four bed properties have been increased internally, and although they are not the full 6m x 3m recommended in Manual for Streets (to allow for parking and the storage of bicycles), garden sheds are provided in the rear gardens of these properties for storage and they are therefore considered acceptable. Parking spaces where they are against buildings or walls/fences have been increased in size to allow more clearance for occupiers to get out of their vehicles. The tandem parking spaces at plots 1 and 2 which LCC were concerned were impractical have been retained, however individual turning areas for each plot have been added.
20. The small turning areas for plots 7/8 and 32/33 have also been retained however as they only serve two properties each, and the house types have been amended where necessary to ensure sufficient parking is provided, they are now considered acceptable.
21. The north part of Parcel L currently under construction by Barratt was conditioned to ensure the road would link through to this parcel. The road on this parcel will also therefore be conditioned to ensure it is constructed prior to the occupation of the dwellings adjacent to where it links to ensure access from the roundabout on Buckshaw Avenue through the parcel into the rest of the housing areas is secured.
22. Subject to conditions the layout, access and parking are therefore considered acceptable in accordance with Policy TR4 and Manual for Streets.

Neighbour Amenity

23. The parcel will bound with other properties to the northeast and northwest only as the properties on the east boundary will bound with the Strategic Regional Site (SRS) and a landscaping buffer is proposed along the boundary with plot 9 of the SRS when it is developed which is considered will ensure the amenity of the properties is protected to a reasonable level.
24. To the northeast the proposed properties comply with the Council's interface distances taking into account that they are set slightly lower than those currently under construction. To the northwest the parcel will bound with numbers 10, 11 and 12 on Spennymoor Close which are

already occupied. The proposed layout complies with the interface distances for nos. 10 and 11 Spennymoor Close. Number 12 Spennymoor Close has objected to the application on the grounds of loss of privacy and overlooking. They state that all the plots bounding with their property will have a higher floor level than their house, however the property proposed on plot 26 will have a finished floor level 0.05m lower than their property, and although the properties on plots 32 and 33 will be higher, this is only by 0.05m. As there is such little difference between the floor levels between the existing and proposed properties there is no need to increase the Council's interface distances when assessing the proposal in accordance with the adopted standards.

25. The objector states that plots 26, 32 and 33 will directly overlook their property. Plot 33 only looks onto the side gable and front garden of their property and the length of its garden complies with the 10m interface distance, which is considered acceptable. The rear elevation of plot 32 does face towards their rear garden, but again complies with the interface distance between a window and a boundary of 10m. Plot 26 is orientated to ensure it fronts onto Buckshaw Avenue and its rear elevation therefore faces towards the rear elevation of 12 Spennymoor Close. Plot 26 is set very slightly lower than the objector's property and has one window at first floor level in its rear elevation serving a bedroom. There will be 20m between this window and the rear windows of 12 Spennymoor Close, however this is considered acceptable as the properties are not directly facing each other but are offset. The objector has also stated that no. 34 will overlook the front garden of their property, however it is not considered that front gardens should expect the same level of privacy as a rear garden as views of it are already gained from the street. The relationship between 12 Spennymoor Close and the proposed properties is therefore considered acceptable.
26. Within the site the interface distances between the properties are met. It is therefore considered the application complies with Policy HS4 of the Local Plan.

Other Issues

27. The objector at 12 Spennymoor Close has raised the issue of a drainage culvert that runs alongside the boundary of their property, into which much of the surface water of the site drains into, together with water from 12 Spennymoor Close itself, which floods on a frequent basis after any prolonged or significant downpour. They state the application has Plot 26 being built onto/over the edge of the existing culvert, with the gardens of Plot 26, Plot 32 and Plot 33 covering the culvert. They are concerned that the development as shown on the planning application will adversely affect the drainage of 12 Spennymoor Close.
28. The case officer has contacted the developer about this and they are not aware of a culvert on the site and they can find no record of one, and all surface water will be picked up by the approved drainage details. The situation on site has been checked by the case officer and although there is a rough trench close to the boundary with 12 Spennymoor Close it is not a formal culvert serving the development and it is not part of the Buckshaw Village SUDS system. Putting proper drainage on the site is therefore likely to improve the situation for the neighbouring property.

Overall Conclusion

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

Planning Policies

30. National Policies

PPS3, PPG13, PPS23

31. Adopted Chorley Borough Local Plan Review

Policies: GN2, GN5, HS4, TR4.

Planning History

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

02/748/OUT: Modification of conditions on outline permission for mixed use development
(granted December 2002)

**Recommendation: Approve Reserved Matters
Conditions**

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device above a height of 1m above the crown level of the adjoining highway. The piece of land affected by this condition shall be the parts of the front gardens of plots 1, 2, 3 within the 40m forward visibility splay shown on drawing no. 1183SMH/BPL/PL01.
Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

2. The existing ditch on the site adjacent to no. 12 Spennymoor Close (where plots 26, 32, 33 will be positioned) shall not be filled in until the surface water drainage scheme for the site is implemented.
Reason: The ditch is currently preventing surface water off the site from effecting no. 12 Spennymoor Close and therefore to prevent flooding to this property and in accordance with Policy EP18 of the Adopted Chorley Borough Local Plan Review.

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

Drawing Number:	Date:	Title:
W0248-117-4D-02	28 April 2011	House Type W0248-117-4D
W0248-112-4D-02	28 April 2011	House Type W0248-112-4D
W0248-127-4D-02	28 April 2011	House Type W0248-127-4D
W0248-131-4D-02	28 April 2011	House Type W0248-131-4D
S09-98-3D-23	21 February 2011	House Type S09-98-3D R/M Finish Elevations
S09-98-3D-23	21 February 2011	House Type S09-98-3D M Finish Elevations
S09-98-3D-36	21 February 2011	House Type S09-98-3D Ground and First Floor
S09-90-3D-26 Rev C	21 February 2011	House Type S09-90-3D M Finish Elevations
S09-90-3D-36	21 February 2011	House Type S09-90-3D Ground and First Floor
S09-90-3D-23 Rev C	21 February 2011	House Type S09-90-3D R/M Finish
S09-82-3ET/S-23 Rev B	21 February 2011	House Type S09-82-3ET/S R/M Finish
S09-82-3ET/S-26 Rev B	21 February 2011	House Type S09-82-3ET/S M Finish
S09-82-3S-36 Rev A	21 February 2011	House Type S09-82-3S Ground and First Floor
1183SMH/BPL/PL01 Rev F	28 April 2011	Site Layout and Landscaping Scheme
S09-SD-05-31	26 April 2011	Detached Garage Details
1183SMH/BPL/ED1	21 February 2011	Enclosure Details
10/08/02/1	21 February 2011	Proposed Floor Levels
1183SMH/BPL/MS01 Rev C	28 April 2011	Materials Schedule Plan
3953.01 Rev B	10 May 2011	Landscape Proposals Sheet 1 of 2
3953.02 Rev B	10 May 2011	Landscape Proposals Sheet 2 of 2

Reason: For the avoidance of doubt and in the interests of proper planning.

4. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on approved plan Drawing Number 10108/02/1.
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN2 and HS4 of the Adopted Chorley Borough Local Plan Review.

5. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and

walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development. The railings used on the development shall be the 'Buckshaw Village railings' as used on other parcels on Buckshaw Village.

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

6. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.
7. The development hereby permitted shall only be carried out in conformity with the approved material details as shown of drawing ref: 11835MH/PPL/MS01.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN2 and HS4 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 Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.
9. During the development, if contamination which has not previously been identified, is found to be present at the site no further development shall be carried out until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with. The development shall then only be carried out in accordance with the Method Statement.
Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with PPS23.
10. Before the properties hereby permitted are first occupied, the car parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.
Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
11. Prior to the occupation of plots 41, 42, 43, 44 or 45 the access road shown on the approved plans through to the north part of parcel L shall have been constructed and brought into use for all vehicle types.
Reason: To ensure access to the parcel from the south is secured and in accordance with Policies GN2 and TR4 of the Adopted Chorley Borough Local Plan Review.
12. The integral garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
Reason: To ensure the properties have sufficient off street parking and in order to safeguard the residential amenity and character of the area and protect highway safety in accordance with Policies HS4 and TR4 of the Adopted Chorley Borough Local Plan Review
13. No dwelling shall be occupied until the garden sheds as shown on approved plan 1183SMH/BPL/PL01 Rev F have been provided on the plots shown.

Reason: The integral garages on these plots have been permitted at a size less than normally required, and so to ensure the garages are kept freely available for the parking of cars and in accordance with Policy Nos.HS4 and TR4 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 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

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

15. Prior to the occupation of plots 9 or 10 the cycleway/footpath link through to Buckshaw Avenue as shown on the approved plans shall be provided and retained at all times thereafter. Prior to the occupation of plots 24, 25, 26, 27 or 28 the footpath link through to Buckshaw Avenue as shown on the approved plans shall be provided and retained at all times thereafter.

Reason: To ensure access to the parcel from the south is secured and in accordance with Policies GN2 and TR4 of the Adopted Chorley Borough Local Plan Review.

16. 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.

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Item	11/00178/FUL
Case Officer	Caron Taylor
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Proposed replan of part of Parcel H4 (approved under 08/00767/FULMAJ) to change the layout and house types.
Location	Buckshaw Village Parcel H4 Persimmon Homes Buckshaw Village Lancashire
Applicant	Persimmon Homes Lancashire

Consultation expiry: 28 April 2011

Application expiry: 2 May 2011

Proposal

1. Proposed re-plan of part of Parcel H4 (approved under 08/00767/FULMAJ) to change the layout and house types.
2. The application proposes the erection of 9 dwellinghouses, 5 two storey detached dwellings and 4 two storey semi-detached dwellings.

Recommendation

3. It is recommended that this application is granted planning approval.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Housing Development
 - Density
 - Levels
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Representations

5. One letter of objection have been received from a property opposite the site raising the following concerns:
 - The proposed properties are larger and of a totally different design to those previously approved and it would alter the character of the area;
 - The properties would give the area less of a country feel and would alter the ambience from a rural village to a town;
 - The proposed houses are bigger and more densely packed and will give a more claustrophobic feel than those previously approved;
 - The previously approved layout minimised the presence and impact of cars, but the current layout turns the front gardens into car parks;
 - The proposed houses would cast a shadow over their rear garden – the previous properties had a gap between them that would have allowed light through. They would also result in a loss of privacy through overlooking;
 - There will be a driveway opposite their lounge window and door causing noise nuisance and fumes;
 - As larger houses are not proposed it will result in more parking problems.

Consultations

6. None received

AssessmentPrinciple of the development and background information

7. The application relates to a small part of the southern half of Parcel H4 at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.
8. Planning permission was granted in 2006 to erect 77 dwellings on the parcel H4 for a mixture of 2, 2½ and 3 storey properties with associated garaging, roads and sewer works (ref: 06/01056/FULMAJ). Amendments to the southern half of the parcel were approved in 2008 (ref: 08/00767/FULMAJ), altering the layout and house types to accommodate 44 residential units comprising 15 two-bed houses and 29 three-bed houses. The principle of dwellings on the site has therefore already been established.

Housing Development

9. The parcel is located in a small area surrounded by existing development that is complete or nearing completion. Immediately adjacent to the west is the Debut 2 parcel (Parcel H7) of starter homes, but built of more traditional materials than the first Debut parcel built off Central Avenue.
10. Parcel H6 bounds with the application site to the immediate south and west.
11. The previously approved layout for this part of the site was for 10 two-storey dwellings, in five semi-detached pairs positioned close to the road with either driveway parking to the sides or parking in a small courtyard to the rear. The current application proposes reducing this to 9 properties, five of which will be detached houses and two pairs of semi-detached houses, all remaining two-storeys in height. All will have conservatories to the rear.

Density

12. The density of the proposal is approximately 46 per hectare, which is a reduction of the 51 per hectare of the previously approved layout as there is one less dwelling on the site. However, the application site is only a very small part of a much larger parcel and the layout needs to be viewed in the context of the wider area.

Design and Layout

13. The design of the properties is considered acceptable in accordance with Policy HS4. Although those previously approved on this site were semi-detached matching those to the immediate north on the southern part of Parcel H4 it is not considered the house types proposed are unacceptable. There is a wide range of properties in the area; the Debut properties to the east, the larger detached properties on the north part of Parcel H4 and those on the east part of Parcel H4 bounding with the link road. It is not considered that the proposed properties would look out of place taking into account the character of the surrounding area.
14. Although the proposed properties are set back further from the road, with frontage parking, than those previously approved the adjacent debut properties are also set back from the front frontage by a similar distance. The comments of the neighbour regarding the visual impact of parking to the front of the properties is noted, but it is not considered unusual on Buckshaw, and this needs to be balanced by ensuring the properties have sufficient parking to avoid on-road parking as the road is one of the main routes into the contemporary housing areas off the link road.
15. The view at the head of the vista from the north is considered acceptable with a symmetrical view of two detached properties.

Levels

16. The site is relatively flat and it is considered therefore that full level details can be controlled by condition.

Impact on the neighbours

17. The main impact of the properties will be to those opposite as there will be approximately 16m between the fronts of the properties at the closest point. However, the proposed properties are set further back on their plots than those previously approved, so there will be an improvement to neighbour amenity and less impact on privacy which was raised as a concern by the neighbour opposite the application site.
18. The comments of the neighbour regarding the loss of light to their garden is noted, however it is not considered that there will be a reduction in the impact to this property due to it being set further away from them.
19. The rear gardens are all more than 10m long (apart from plot 203) and to the rear is a parking area for properties approved as part of Parcel H6. As such it is not considered there will be a loss of amenity to properties to the rear. The garden of plot 203 is angled and there is only 8m to the boundary with the garden of plot 204 from one of the bedroom windows. However, plot 204 has a conservatory at this point in the garden and therefore this relationship is considered acceptable.

Traffic and Transport

20. An amended layout had been submitted in response to concerns that the properties did not have sufficient parking. The Hatfield properties now have two off-road parking spaces (by removing the garages), in line with the Council's parking standards and the driveways on the Rufford and Roseberry house types have been widened. The Rufford and Roseberry house types now have a single integral garage (but of a size now considered sufficient to be counted as a parking space), but also have a double driveway. This is considered acceptable for the three bedroom Rufford property.
21. The Roseberry house type however is one space short (not counting the small garage) with only a double driveway. However, taking the scheme as a whole this is considered acceptable as the other seven properties have enough parking, so there is unlikely to be a shortage of on-street parking.

Overall Conclusion

22. The application is recommended for approval subject to conditions.

Other MattersWaste Collection and Storage

23. All the properties have frontage access to allow bins to be collected.

Other

24. The neighbour has raised the issue of noise and disturbance from frontage parking, however the distance between the properties is considered sufficient to ensure this is not at an unacceptable level of impact in terms of neighbour amenity.

Planning PoliciesNational Planning Policies:

PPS1, PPS3

Adopted Chorley Borough Local Plan Review

Policies: GN2, HS4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Planning History

97/00509/OUT: Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Permitted 24th August 1999.

02/00748/OUTMAJ: Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Permitted 16th December 2002.

06/01056/FULMAJ: Erection of 77 dwellings and associated works. Permitted 14th December 2006

08/00767/FULMAJ: Amendments to the southern half of Parcel H4 (approved under 06/01056/FULMAJ) altering the layout and house types to accommodate 44 residential units comprising 15 No 2 bed houses and 29 No 3 bed houses. 25th September 2008

(Prior to the Persimmon applications, Redrow was granted permission for their house types but these were never built).

**Recommendation: Permit Full Planning Permission
Conditions. -**

1. 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.

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

Plan Ref.	Received On:	Title:
JB/PL1/BVPS1	15 April 2011	Planning Layout – Plot Substitution 201-209
PR.S.D.24/2	3 March 2011	1800mm Wall with Brick Pillars
PR.S.D.22	3 March 2011	1800mm High Close Boarded Fence
PR.S.D.33	3 March 2011	450mm High Post and One Rail Fence
2307-124	3 March 2011	Conservatory Details
HAT	3 March 2011	The Hatfield House Type
ROS	3 March 2011	The Rufford House Type
RUF	3 March 2011	The Rufford House Type
SGD-01 Rev B	3 March 2011	Typical Single and Double Garage Details

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

3. 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.

4. 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. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

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

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

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A) or any Order revoking or re-enacting the Order, no extensions shall be undertaken to any dwelling hereby permitted.
Reason: The properties have been permitted with a rear conservatory which will form part of the original dwelling. To erect a further extension under permitted development rights off this may have an unacceptable impact on the neighbouring properties and in accordance with Policy No. HS9 of the Adopted Chorley Borough Local Plan Review.
 8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted 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. 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.
 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. 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.
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Report of	Meeting	Date
Director of Transformation	Development Committee	24 May 2011

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 257 CHORLEY BOROUGH COUNCIL (PUBLIC FOOTPATH NO.41, CHORLEY) PUBLIC PATH DIVERSION ORDER 2011

PURPOSE OF REPORT

1. To consider the making of a public path diversion Order, in order to facilitate the development of 135 dwellings at the former Vertex Training Centre at Little Carr Lane.

RECOMMENDATION(S)

2. That the Director of Transformation be authorised to confirm making of the Chorley Borough Council (Public Footpath No.41, Chorley) Public Path Diversion Order 2011, made pursuant to Section 257 of the Town and Country Planning Act 1990, in order to permit the development to be carried out in accordance with the grant of planning permission, namely the development of 135 dwellings at the former Vertex Training Centre at Little Carr Lane.

EXECUTIVE SUMMARY OF REPORT

3. A planning application under reference 10/00946/REMAJ for the erection of a residential development consisting of 135 dwellings, was approved on the 9 February 2011. There is an existing right of way (Footpath No.41) which runs through the site. The developer (Arley Homes) currently has a temporary footpath diversion order in place granted by Lancashire County Council.
4. The developer has submitted an application to divert the existing public right of way.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

5. The diversion of Footpath No.41 is necessary to enable the development of the former Vertex Training Centre to take place. The development represents appropriate re-use of a brownfield site within a sustainable location
6. There are no suitable alternative options.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. Concerns were raised by the Ramblers Association as part of the planning application in regards to the proposed route. They suggested an alternative route which followed the original route more closely. This alternative route was considered as part of the planning application however the planning officers considered that this alternative route would result in a route adjacent to/to the rear of dwelling houses and through the future employment site which was not considered acceptable from a safety perspective. Additionally it was considered that it was unlikely that users would utilise a route like this opting for the safer lit route along the main highway.
8. Refusal of the application will have a significant effect on the development of the site in

accordance with the planning permission granted and would impact on the developability of this brownfield site.

CORPORATE PRIORITIES

9. This report relates to the following Strategic Objectives:

Strong Family Support		Education and Jobs	
Being Healthy	X	Pride in Quality Homes and Clean Neighbourhoods	
Safe Respectful Communities		Quality Community Services and Spaces	
Vibrant Local Economy	X	Thriving Town Centre, Local Attractions and Villages	
A Council that is a consistently Top Performing Organisation and Delivers Excellent Value for Money			

BACKGROUND

- 10. Outline planning approval was granted in December 2008 (08/01044/OUTMAJ) for the redevelopment of the whole site. There is an existing right of way (Footpath No.41) which runs through the site. It was identified at the time of the outline planning approval that the right of way would require diverting and the indicative masterplan submitted with the outline application indicated that the proposed diversion route will run from Little Carr Lane through the emergency access point and along the main access road of the site to Myles Standish Way.
- 11. This outline approval was subsequently amended in January 2011 (10/00888/OUTMAJ) with a Section 73 application however this did not affect the required footpath diversion.
- 12. A reserved matters application under reference 10/00946/REMMAJ for the erection of a residential development consisting of 135 dwellings, was approved on the 9 February 2011. The developer (Arley Homes) currently has a temporary footpath diversion order, in respect of Footpath No 41, in place granted by Lancashire County Council.

IMPLICATIONS OF REPORT

13. 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

THE DIRECTOR OF TRANSFORMATION

Report Author	Ext	Date	Doc ID
Jodi Fitzpatrick/Nicola Hopkins	5112	11/05/2011	

Background Papers

There are no background papers to this report.



Report of	Meeting	Date
Director of Partnerships, Planning & Policy	Development Control Committee	24 May 2011

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of appeal notifications and decisions received from the Planning Inspectorate and notification of decisions received from Lancashire County Council and other bodies between 8 April 2011 and 12 May 2011.

RECOMMENDATION(S)

- That the report be noted.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Strong Family Support		Education and Jobs	
Being Healthy		Pride in Quality Homes and Clean Neighbourhoods	
Safe Respectful Communities		Quality Community Services and Spaces	
Vibrant Local Economy		Thriving Town Centre, Local Attractions and Villages	
A Council that is a consistently Top Performing Organisation and Delivers Excellent Value for Money			X

PLANNING APPEALS LODGED

- Appeal by Mr Ian Trafford against the Development Control Committee decision to refuse application for a Certificate of Lawfulness for a proposed 3 bay detached garage with adjoining store/workshop area and gym/leisure room for Ridley House, Ridley Lane, Croston (10/01088/CLPUD).
- Appeal by Miss V. Mason against the Development Control Committee decision to refuse planning permission for formation of a sand paddock measuring 40m x 30m, hay store extension to existing stable building, formation of horse trailer parking area and variation of condition 11 of planning permission 08/01117/FUL to allow the horse trailer to be parked on the site on a permanent basis (10/00283/FUL).

PLANNING APPEALS DISMISSED

- Appeal by Mr Kevin Joyce against the Development Control Committee’s decision to refuse planning permission, for erection of detached bungalow at Fairview, Runshaw Lane, Euxton (Application No. 10/00682/OUT).



PLANNING APPEALS ALLOWED

7. None

PLANNING APPEALS WITHDRAWN

8. None

ENFORCEMENT APPEALS LODGED

9. None

ENFORCEMENT APPEALS DISMISSED

10. None.

ENFORCEMENT APPEALS ALLOWED

11. None

ENFORCEMENT APPEALS WITHDRAWN

12. Appeal by J & B Woodcock And Sons against Enforcement Notice EN631 (Without planning permission the erection of a building for the processing, packaging and distribution of milk bottling plant) at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull.
13. Appeal by J & B Woodcock And Sons against Enforcement Notice EN632 (Without planning permission the change of use of an agricultural building to the processing, packaging and distribution of milk) at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull.
14. Appeal by J & B Woodcock And Sons against Enforcement Notice EN633 (Without planning permission the formation of a hardstanding for the parking and manoeuvring of vehicles) at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull.
15. Appeal by J & B Woodcock And Sons against Enforcement Notice EN634 (Without planning permission the erection of silos for the storage of milk) at Yew Tree House Farm, 53 Coppull Hall Lane, Coppull.

LANCASHIRE COUNTY COUNCIL DECISIONS

16. Planning permission granted for constriction of a footpath around the school sport field at Brindle Gregson Lane Primary School, Bournes Row, Brindle (Application No. 11/00058/CTY).
17. Planning permission granted for proposed additional gas engine, revised layout renewable electricity generation compound and retention of meter and switch cabinets at Quercia, Clayton Hall Sand Quarry, Dawson Lane, Whittle-le-Woods (Application No. 11/00058/CTY).

GOVERNMENT OFFICE DECISIONS

18. None

IMPLICATIONS OF REPORT

19. 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	√

LESLEY-ANN FENTON
 DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Robert Rimmer	5221	13.05.2011	***

Background Papers			
Document	Date	File	Place of Inspection
4. Letter from the Planning Inspectorate	19.04.2011		
.....			
5. Letter from the Planning Inspectorate	12.05.2011		
6. Letter from the Planning Inspectorate	12.05.2011		
12. Letter from the Planning Inspectorate	15.04.2011		
13. Letter from the Planning Inspectorate	15.04.2011		Civic Offices, Union Street, Chorley or online at www.chorley.gov.uk/planning
14. Letter from the Planning Inspectorate	15.04.2011		
15. Letter from the Planning Inspectorate	15.04.2011		
16. Notice from Lancashire County Council	20.04.2011		
17. Notice from Lancashire County Council	28.04.2011		

Report Author	Ext	Date	Doc ID
Robert Rimmer**	5221	07.04.2011	***

Report Author	Ext	Date	Doc ID
***	***	***	***

Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	24 May 2011

Planning Applications Determined by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 11 May 2011

Application No.	Recommendation	Location	Proposal
10/01008/FUL	Permit Full Planning Permission	Land North Of Turflands And 40M East Of 9 Drinkhouse Road Croston Lancashire	Dismantling and re-siting of stable block to accommodate 3 horses (incorporating tack room, hay and feed store and sand roll), associated hardstanding and new access from Turflands (re-submission of previously withdrawn application 10/00108/FUL).
11/00173/FUL	Refuse Full Planning Permission	Yarrow Bridge Garage Bolton Road Chorley PR7 4AB	Erection of a replacement commercial garage

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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	24 May 2011

Planning Applications Determined by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 19 April 2011

Application No.	Recommendation	Location	Proposal
11/00172/COU	Permit Full Planning Permission	226 The Green Eccleston Lancashire PR7 5SU	Change of use from residential property to Solicitor's Office (Use Class A2)
11/00179/FUL	Permit Full Planning Permission	22A Windsor Road Chorley Lancashire PR7 1LN	Application to vary condition 2 of planning approval 08/01189/COU to allow the property to be used for a mixed residential and office (B1) use, for a further 12 months.

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	24 May 2011

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

Between 7 April 2011 and 12 May 2011

Plan Ref 10/01048/FUL **Date Received** 30.11.2010 **Decision** Permit Full
Planning
Permission

Ward: Adlington &
Anderton **Date Decided** 07.04.2011

Proposal : Refurbishment and alterations to the Adlington Clinic to provider additional clinic
space and staff facilities

Location : Adlington Clinic Railway Road Adlington Chorley PR6 9RG

Applicant: Central Lancashire PCT Jubilee House Lancashire Business Park Centurian Way
Leyland Preston PR26 6TR

Plan Ref 11/00120/FUL **Date Received** 10.02.2011 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 07.04.2011
And Whittle-le-
Woods

Proposal : Erection of a 2-Storey detached dwelling

Location : The Bungalow Chorley Old Road Clayton-Le-Woods Chorley Lancashire

Applicant: Mrs Zoe Kitson c/o Agent

Plan Ref 11/00070/FUL **Date Received** 27.01.2011 **Decision** Permit Full
Planning
Permission

Ward: Euxton South **Date Decided** 11.04.2011

Proposal : Application for renewal of planning permission 08/00201/FUL for the erection of two
dwellings

Location : Land Rear Of 31 To 39 Park Avenue And North Of 173 Wigan Road Euxton

Applicant: Mr R Green 173 Wigan Road Euxton Chorley PR7 6JG

Continued....

Plan Ref	11/00108/FUL	Date Received	04.02.2011	Decision	Permit retrospective planning permission
Ward:	Chorley East	Date Decided	12.04.2011		
Proposal :	Retrospective application for the conversion of single storey outbuilding to granny annex (including construction of new roof)				
Location :	1 Windermere Road Chorley PR6 0PZ				
Applicant:	Miss Maureen Taylor 1 Windermere Road Chorley PR6 0PZ				
Plan Ref	11/00077/FUL	Date Received	28.01.2011	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	14.04.2011		
Proposal :	Re-establishment of two domestic properties (the property is currently one) and rationalisation and extension of rear ground floor parts of property to form dining rooms for the two dwellings				
Location :	74/76 Station Road Croston Leyland PR26 9RN				
Applicant:	S & I Developments Limited Finney Barrs Barns Finney Barrs Farm Drinkhouse Lane Croston Leyland PR26 9JE				
Plan Ref	11/00139/FUL	Date Received	17.02.2011	Decision	Permit Full Planning Permission
Ward:	Chorley South West	Date Decided	14.04.2011		
Proposal :	Retention of a single storey rear extension				
Location :	10 Chiltern Mews Chorley Lancashire PR7 3TN				
Applicant:	Mr Daniel Jolly 10 Chiltern Mews Chorley Lancashire PR7 3TN				
Plan Ref	11/00143/FUL	Date Received	18.02.2011	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	14.04.2011		
Proposal :	Two storey rear extension and single storey rear/side extension				
Location :	7 Station Terrace Bolton Road Abbey Village Chorley PR6 8DE				
Applicant:	Catherine Undrell				
Plan Ref	11/00180/FUL	Date Received	04.03.2011	Decision	Refuse Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	12.04.2011		
Proposal :	Erection of a two storey side and rear extension				
Location :	67 Deerfold Astley Village Chorley Lancashire PR7 1UD				
Applicant:	Mr Mohammed Sagheer 67 Deerfold Astley Village Chorley Lancashire				

Plan Ref 10/01072/FUL **Date Received** 09.12.2010 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 15.04.2011

Proposal : Erection of a single storey rear extension
Location : 6 Springside Gardens Whittle-Le-Woods Chorley Lancashire PR6 7DL
Applicant: Mr Anthony Sagar The Coach House 6 Springside Gardens Whittle-le-Woods Lancashire PR6 7DL

Plan Ref 11/00068/ADV **Date Received** 27.01.2011 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 15.04.2011

Proposal : Banner holder on roof of building to hold a 15 foot Banner advertising 24 hour opening.
Location : McDonalds Portland Street Chorley Lancashire PR7 1AQ
Applicant: McDonalds Restaurants Ltd McDonalds Portland Street Chorley Lancashire PR7 1AQ

Plan Ref 11/00119/FUL **Date Received** 09.02.2011 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 15.04.2011

Proposal : Erection of single storey rear extension and single storey detached kennel building
Location : Silverdale Sandy Lane Brindle Chorley PR6 8LZ
Applicant: Mr Paul Stirzaker Silverdale Sandy Lane Brindle Chorley PR6 8LZ

Plan Ref 11/00142/FUL **Date Received** 17.02.2011 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 15.04.2011

Proposal : The erection of stables together with associated works
Location : Monks Hill House Harbour Lane Wheelton Chorley PR6 8JS
Applicant: Mr A Dingley Monks Hill House Harbour Lane Wheelton Chorley Lancs PR6 8JS

Plan Ref 11/00145/FUL **Date Received** 18.02.2011 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 15.04.2011

Proposal : Extension to existing single-storey granny annex
Location : Sandersons Farm House Stocks Lane Heskin Chorley PR7 5LT
Applicant: Mr Arthur Ruttle Sandersons Farm Stocks Lane Heskin Chorley Lancashire PR7 5LT United Kingdom

Plan Ref	11/00147/FUL	Date Received	18.02.2011	Decision	Permit Full Planning Permission
Ward:	Heath Charnock And Rivington		Date Decided	15.04.2011	
Proposal :	Application for a minor material amendment to the approved plans for changes to the site layout				
Location :	Cockers Farm Long Lane Heath Charnock Chorley PR6 9EE				
Applicant:	Mr L CATTERALL Cockers Farm Long Lane Heath Charnock Chorley PR6 9EE				
Plan Ref	11/00148/FUL	Date Received	21.02.2011	Decision	Permit Full Planning Permission
Ward:	Chorley South West		Date Decided	15.04.2011	
Proposal :	Erection of front porch				
Location :	33 Tootell Street Chorley PR7 2HX				
Applicant:	Mr John Hale				
Plan Ref	11/00151/COU	Date Received	21.02.2011	Decision	Permit Full Planning Permission
Ward:	Lostock		Date Decided	15.04.2011	
Proposal :	Change of use of industrial unit into MOT Test Centre and vehicle repairs				
Location :	Whitehead Services Unit 11 Twin Lakes Industrial Park Bretherton Road Croston				
Applicant:	Mr Gavin Perry 81 Arrowsmith Drive Hoghton Preston PR5 0DT				
Plan Ref	11/00153/FUL	Date Received	23.02.2011	Decision	Permit Full Planning Permission
Ward:	Chorley South West		Date Decided	15.04.2011	
Proposal :	Erection of a single storey side extension, a 2metre high wall to the rear of the property and a 1 metre high wall to the front of the property				
Location :	4 Scawfell Road Chorley PR7 2JL				
Applicant:	Mr R Martin 4 Scawfell Road Chorley PR7 2JL				
Plan Ref	11/00158/FUL	Date Received	25.02.2011	Decision	Permit Full Planning Permission
Ward:	Lostock		Date Decided	15.04.2011	
Proposal :	Demolition of existing rear conservatory and single storey rear extension and erection of single storey rear/side extension to form hydrotherapy pool, garden room and ground floor WC with first floor balcony above. Proposed elevational changes and re-cladding.				
Location :	Oaklands 291 Southport Road Ulnes Walton Leyland Lancashire				
Applicant:	Mr Oliver Flynn Oaklands 291 Southport Road Ulnes Walton Leyland Lancashire PR26 8LP				

Plan Ref	11/00159/FUL	Date Received	25.02.2011	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	15.04.2011		
Proposal :	Erection of two storey rear extension				
Location :	The Red Brick Barn Coppull Brow Farm Wigan Lane Coppull Chorley				
Applicant:	Mrs Johanna Scott The Red Brick Barn Coppull Brow Farm Wigan Lane Coppull Chorley Lancashire PR7 4BW				
Plan Ref	11/00160/FUL	Date Received	25.02.2011	Decision	Permit Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	15.04.2011		
Proposal :	Application to provide internal links between units B1 to B3 (inclusive)				
Location :	Orchid Cellmark Unit B1 - B3 Buckshaw Link Ordnance Road Buckshaw Village				
Applicant:	Orchid Cellmark Limited C/O CB Richard Ellis Belvedere 12 Booth Street Manchester M2 4AW				
Plan Ref	11/00164/FUL	Date Received	28.02.2011	Decision	Permit Full Planning Permission
Ward:	Brindle And Hoghton	Date Decided	15.04.2011		
Proposal :	Erection of a two storey side extension, single storey rear extension and single storey rear conservatory. Erection of a new chimney stock and rear dormer windows. Erection of a detached double garage.				
Location :	Prospect Cottage Water Street Brindle Chorley PR6 8NH				
Applicant:	Mr Gary Harthern C/O Agent				
Plan Ref	11/00054/TPO	Date Received	24.01.2011	Decision	Consent for Tree Works
Ward:	Euxton North	Date Decided	19.04.2011		
Proposal :	Works to 2 trees at 19 Sycamore Avenue Euxton				
Location :	19 Sycamore Avenue Euxton Chorley Lancashire PR7 6JR				
Applicant:	Mr John Carr 19 Sycamore Avenue Euxton Chorley Lancashire PR7 6JR				
Plan Ref	10/00993/OUT	Date Received	05.11.2010	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	20.04.2011		
Proposal :	Outline application for the erection of two detached houses				
Location :	94 Chorley Lane Charnock Richard Chorley PR7 5HB				
Applicant:	Mrs Heather Sutcliffe 94 Chorley Lane Charnock Richard Chorley PR7 5HB				

Plan Ref 10/01010/FUL **Date Received** 12.11.2010 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 20.04.2011

Proposal : Conversion of existing garage into playroom and part-time salon
Location : 33 Highfield Road South Chorley PR7 1RH
Applicant: Mrs Grace Monks 33 Highfield Road South Chorley PR7 1RH

Plan Ref 11/00032/TPO **Date Received** 17.01.2011 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 20.04.2011

Proposal : Tree works at 5 Woodside Avenue Clayton-Le-Woods
Location : 5 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF
Applicant: Mrs Elizabeth Lord 5 Woodside Avenue Clayton-Le-Woods Chorley Lancashire PR6 7QF

Plan Ref 11/00043/TPO **Date Received** 19.01.2011 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods
West And Cuerden **Date Decided** 20.04.2011

Proposal : Pruning of tree covered by TPO No.8 (Clayton-Le-woods)1996
Location : 31 Magnolia Drive Clayton-Le-Woods Leyland PR25 5SF
Applicant: Mr John Kay

Plan Ref 11/00055/TPO **Date Received** 24.01.2011 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 20.04.2011

Proposal : Pruning of a Beech tree at 33 Church Walk, Euxton
Location : 33 Church Walk Euxton Chorley PR7 6HL
Applicant: Mr Frank Fielding 33 Church Walk Euxton Chorley PR7 6HL

Plan Ref 11/00104/TPO **Date Received** 04.02.2011 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 20.04.2011

Proposal : Tree works covered by TPO 2 (Whittle Le Woods) 2007 & 1972
Location : 228 Preston Road Whittle-Le-Woods Chorley Lancashire PR6 7HW
Applicant: Mr David Morrow 228 Preston Road Whittle-Le-Woods Chorley Lancashire PR6 7HW

Plan Ref 11/00126/OUT **Date Received** 11.02.2011 **Decision** Refuse
Outline
Planning
Permission

Ward: Heath Charnock
And Rivington **Date Decided** 20.04.2011

Proposal : Outline application for the erection of a detached dwelling
Location : Land Adjacent To 123 Rawlinson Lane Heath Charnock Lancashire
Applicant: Trustees Of T H Kevill c/o Agent

Plan Ref 11/00176/FUL **Date Received** 02.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 20.04.2011

Proposal : Proposed rear sun room to replace existing conservatory
Location : 301 The Green Eccleston Lancashire PR7 5TJ
Applicant: Mr Steve Curry 301 The Green Eccleston Chorley PR7 5TJ

Plan Ref 11/00230/TCON **Date Received** 16.03.2011 **Decision** No
objection to
Tree
Works

Ward: Lostock **Date Decided** 20.04.2011

Proposal : Felling of 1 eucalyptus tree at 26 Out Lane, Croston
Location : 26 Out Lane Croston Lancashire PR26 9HJ
Applicant: Mr Jeffery Smith 26 Out Lane Croston Lancashire PR26 9HJ

Plan Ref 11/00155/FUL **Date Received** 24.02.2011 **Decision** Refuse Full
Planning
Permission

Ward: Pennine **Date Decided** 21.04.2011

Proposal : Erection of a single storey front and rear extension following the demolition of
existing garage.
Location : 58 Blackburn Road Whittle-Le-Woods Chorley Lancashire PR6 8LH
Applicant: Mr Conrad Dale 58 Blackburn Road Whittle Le Woods Chorley PR6 8IH

Plan Ref 11/00161/FUL **Date Received** 25.02.2011 **Decision** Refuse Full
Planning
Permission

Ward: Adlington &
Anderton **Date Decided** 21.04.2011

Proposal : Erection of an A1 retail unit including ATM, plant and car parking alterations
Location : 107 - 113 Chorley Road Adlington Lancashire
Applicant: PBBBC PO Box 920 Salford Greater Manchester (Met County) M50 3YY United
Kingdom

Plan Ref	11/00005/FUL	Date Received	04.01.2011	Decision	Permit retrospective planning permission
Ward:	Adlington & Anderton	Date Decided	26.04.2011		
Proposal :	Retrospective application for the erection of an agricultural barn				
Location :	Land 440M North West Of Beacon House Sandy Lane Adlington Lancashire				
Applicant:	Mr Stuart Ashburn Ellerbeck View 6 Castle House Lane Adlington Chorley PR7 4DL				
Plan Ref	11/00098/TPO	Date Received	03.02.2011	Decision	Consent for Tree Works
Ward:	Clayton-le-Woods West And Cuerden	Date Decided	26.04.2011		
Proposal :	Pruning of a Willow tree at 78 Lancaster Lane, Clayton-Le-Woods				
Location :	78 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP				
Applicant:	Mr Frank Harrison 78 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP				
Plan Ref	11/00103/TPO	Date Received	04.02.2011	Decision	Consent for Tree Works
Ward:	Wheelton And Withnell	Date Decided	26.04.2011		
Proposal :	Tree works at 12 Millwood Close, Withnell Fold				
Location :	12 Millwood Close Withnell Chorley Lancashire PR6 8AR				
Applicant:	Mr John Mark Bullough 12 Millwood Close Withnell Chorley Lancashire PR6 8AR				
Plan Ref	11/00116/TPO	Date Received	08.02.2011	Decision	Consent for Tree Works
Ward:	Pennine	Date Decided	26.04.2011		
Proposal :	Pruning works on Lucas Lane to the rear of 12 Dunham Drive, Whittle-Le-Woods				
Location :	12 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN				
Applicant:	Mr Doug Chadwick 12 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN				
Plan Ref	11/00122/TCON	Date Received	10.02.2011	Decision	No objection to Tree Works
Ward:	Lostock	Date Decided	26.04.2011		
Proposal :	Pruning works at 35 Grape Lane, Croston.				
Location :	35 Grape Lane Croston Leyland PR26 9HB				
Applicant:	Mr Vincent Atherton 35 Grape Lane Croston Leyland PR26 9HB				

Plan Ref	11/00130/FUL	Date Received	14.02.2011	Decision	Permit Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	26.04.2011		
Proposal :	Erection of a single storey rear conservatory				
Location :	27 Spennymoor Close Buckshaw Village Chorley Lancashire PR7 7GL				
Applicant:	Mr Frank Murrell 27 Spennymoor Close Buckshaw Village Chorley Lancashire PR7 7GL				
Plan Ref	11/00182/FUL	Date Received	05.03.2011	Decision	Permit Full Planning Permission
Ward:	Euxton North	Date Decided	26.04.2011		
Proposal :	Proposed two storey rear extension				
Location :	34 The Cherries Euxton Chorley Lancashire PR7 6NG				
Applicant:	Mr Rigby 34 The Cherries Euxton Chorley Lancs PR7 6NG				
Plan Ref	11/00193/FUL	Date Received	08.03.2011	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	26.04.2011		
Proposal :	Ground floor sun room and first floor extension				
Location :	4 Belmont Close Brinscall Chorley PR6 8SX				
Applicant:	Mr Gary Barker 4 Belmont Close Brinscal Chorley Lancashire PR6 8SX United Kingdom				
Plan Ref	11/00204/FUL	Date Received	09.03.2011	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	26.04.2011		
Proposal :	Replacement agricultural livestock building. Phase 1 of a 2 phase plan				
Location :	Barbers Moor Farm Moor Road Croston Leyland PR26 9HQ				
Applicant:	Mr Stuart Fisher Barbers Moor Farm Moor Road Croston Leyland PR26 9HQ				
Plan Ref	11/00205/FUL	Date Received	09.03.2011	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	26.04.2011		
Proposal :	Replacement agricultural livestock building. Phase 2 of a 2 phase plan				
Location :	Barbers Moor Farm Moor Road Croston Leyland PR26 9HQ				
Applicant:	Mr Stuart Fisher Barbers Moor Farm Moor Road Croston Leyland				

Plan Ref 11/00215/CLEUD **Date Received** 10.03.2011 **Decision** Grant Cert of Lawfulness for Est Use

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 26.04.2011

Proposal : Application for certificate of lawfulness in respect of a rear conservatory
Location : 24 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL
Applicant: Mr Warren Hougill 24 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL

Plan Ref 11/00218/FUL **Date Received** 10.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 26.04.2011

Proposal : Erection of a single storey side extension
Location : 31 Evergreen Close Chorley PR7 3QB
Applicant: Mr John Barker 31 Evergreen Close Chorley Lancashire PR7 3QB United Kingdom

Plan Ref 11/00220/FUL **Date Received** 08.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 26.04.2011

Proposal : Erection of a single storey side/rear extension following the demolition of the existing conservatory
Location : 20 Guildford Avenue Chorley PR6 8TG
Applicant: Mr Gary Halpin 20 Guildford Avenue Chorley PR6 8TG

Plan Ref 11/00296/CTY **Date Received** 05.04.2011 **Decision** No objection to LCC Reg 3/4 Application

Ward: Chorley North
West **Date Decided** 26.04.2011

Proposal : Erection of a conservatory to the rear of the building
Location : 6 Chorley Hall Road Chorley PR7 1RJ
Applicant: LCC Children & Young People County Hall Preston PR1 8RE

Plan Ref 11/00114/FUL **Date Received** 08.02.2011 **Decision** Refuse Full Planning Permission

Ward: Brindle And
Houghton **Date Decided** 28.04.2011

Proposal : Erection of a single storey orangery to the rear of Windmill barns (Plot 1)
Location : Land 20M South East Of Windmill Farm Windmill Lane Brindle Lancashire

Applicant: Mr John Greenhalgh Windmill Barn (Plot 1) Windmill Lane Brindle Chorley Lancashire PR6 8PG UK

Plan Ref 11/00162/FUL **Date Received** 25.02.2011 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 28.04.2011

Proposal : Erection of part single storey part two storey rear extension; erection of front porch, installation of roof lights to existing front and rear roof pitches and loft conversion

Location : 113 Station Road Croston Leyland PR26 9RP

Applicant: Miss J Atkinson 34 Station Rd Croston Lancashire PR26 9RJ

Plan Ref 11/00183/FUL **Date Received** 07.03.2011 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 28.04.2011

Proposal : Erection of a two storey side extension

Location : Brook House Farm Brook Lane Charnock Richard Chorley PR7 5LJ

Applicant: Mr & Mrs Robert Green 173 Wigan Road Euxton Chorley Lancashire PR7 6JG United Kingdom

Plan Ref 11/00184/FUL **Date Received** 07.03.2011 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 28.04.2011

Proposal : Two storey side extension

Location : 14 Church Walk Euxton Chorley PR7 6HL

Applicant: Dr Das 14 Church Walk Euxton Chorley PR7 6HL

Plan Ref 11/00185/FUL **Date Received** 07.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 28.04.2011

Proposal : Erection of a front porch and single storey 'infill' side extension

Location : 3 Reigate Chorley PR6 8UJ

Applicant: Mr Anthony Southworth 3 Reigate Chorley Lancs PR6 8UJ

Plan Ref 11/00187/FUL **Date Received** 07.03.2011 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 28.04.2011

Proposal : Erection of a single storey side and rear extension to form lounge, bathroom and study

Location : 18 Windermere Drive Adlington Chorley PR6 9PD

Applicant: Mr Richard Alker 18 Windermere Drive Adlington Chorley PR6 9PD

Plan Ref	11/00221/FUL	Date Received	08.03.2011	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	28.04.2011		
Proposal :	Erection of a single storey rear extension to form study, living area and sun lounge. Internal alterations to convert garage to kitchen and utility room				
Location :	Rowan Cottage Preston Road Coppull Lancashire PR7 5HY				
Applicant:	Mr G Bullen Rowan Cottage Preston Road Coppull PR7 5HY				
Plan Ref	11/00223/FUL	Date Received	14.03.2011	Decision	Permit retrospective planning permission
Ward:	Adlington & Anderton	Date Decided	28.04.2011		
Proposal :	Retrospective application for the erection of a 2 storey side extension				
Location :	3 Greenfield Road Adlington Lancashire PR6 9NB				
Applicant:	Mr Richard Woodruff 3 Greenfield Road Adlington Lancashire PR6 9NB				
Plan Ref	11/00038/FUL	Date Received	18.01.2011	Decision	Permit Full Planning Permission
Ward:	Chorley East	Date Decided	03.05.2011		
Proposal :	Erection of loading bay canopy to the rear of the existing building.				
Location :	Morgan Bros (Chorley) Ltd Units 5 - 7 Primrose Bank Mill Friday Street Chorley				
Applicant:	Morgan Bros Unit 7, Primrose Mill Friday Street Chorley Lancs PR6 0AA UK				
Plan Ref	11/00170/FUL	Date Received	02.03.2011	Decision	Permit Full Planning Permission
Ward:	Coppull	Date Decided	03.05.2011		
Proposal :	Erection of a detached double garage				
Location :	5 Pear Tree Avenue Coppull Chorley PR7 4NL				
Applicant:	Mr David Vose 5 Pear Tree Avenue Coppull Chorley PR7 4NL				
Plan Ref	11/00224/FUL	Date Received	15.03.2011	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	03.05.2011		
Proposal :	Single storey extension to side and rear of property				
Location :	19 The Meadows Heskin Chorley Lancashire PR7 5NR				
Applicant:	Mr Mark Deans 19 The Meadows Heskin Chorley PR7 5NR				
Plan Ref	11/00174/FUL	Date Received	02.03.2011	Decision	Permit Full Planning Permission
Ward:	Lostock	Date Decided	04.05.2011		
Proposal :	Erection of a two storey side extension and a one storey rear extension				

Location : 58 South Road Bretherton Leyland PR26 9AB
Applicant: Mr Gordon Johnson C/O Agent

Plan Ref 11/00222/FUL **Date Received** 11.03.2011 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 04.05.2011

Proposal : Demolition of existing rear conservatory and replacing with single storey rear extension with pitched roof. Conversion of existing garage into study/utility and store.

Location : 26 High Bank Heapey Chorley PR6 9AY
Applicant: Mr Peter Burleigh 26 Highbank Chorley Lancs PR6 9AY

Plan Ref 11/00284/TCON **Date Received** 31.03.2011 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 04.05.2011

Proposal : Works to trees covered by TPO2 (Withnell) 1999
Location : Withnell Fold Sports Ground Withnell Fold Withnell Chorley Lancashire
Applicant: Mr Lee Fowler

Plan Ref 11/00177/FUL **Date Received** 02.03.2011 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 06.05.2011

Proposal : Erection of a replacement wooden garden cabin
Location : 1 - 2 Spring Bank Cottages Viaduct Road Hoghton Preston PR5 0SE
Applicant: Mr Robert Quail 1 - 2 Spring Bank Cottages Viaduct Road Hoghton Preston PR5 0SE

Plan Ref 11/00226/FUL **Date Received** 15.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 06.05.2011

Proposal : Retrospective application for the erection of ductwork to facilitate an internal vehicle spray booth
Location : Thomas Hardie Commercials Unit A Common Bank Industrial Estate Ackhurst Road Chorley
Applicant: Thomas Hardie Commercials Ltd Unit A Common Bank Industrial Estate Ackhurst Road Chorley Lancashire PR7 1NH

Plan Ref 11/00228/FUL **Date Received** 15.03.2011 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 06.05.2011

Proposal : Retention of a timber outhouse/shed
Location : Fletchers Fold Water Street Brindle Chorley PR6 8NH
Applicant: Mr Lee Miller Fletchers Fold Water Street Brindle Chorley PR6 8NH

Plan Ref 11/00239/FUL **Date Received** 21.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 06.05.2011

Proposal : Erection of a single storey side and rear extension
Location : 22 Queens Grove Chorley PR7 1JX
Applicant: Mr John Coyle 22 Queens Grove Chorley PR7 1JX

Plan Ref 11/00246/FUL **Date Received** 22.03.2011 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 06.05.2011

Proposal : Application to extend the time limit for implementation for planning application 08/00041/FUL (Conversion of existing outbuilding to bungalow and extension to the front).
Location : Calico Cottage Lodge Bank Brinscall Chorley Lancashire
Applicant: Mr & Mrs Halstead

Plan Ref 11/00249/TPO **Date Received** 23.03.2011 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 06.05.2011

Proposal : Felling of diseased tree to the rear of 33 Church Walk covered by TPO 1 (Euxton) 1971
Location : 33 Church Walk Euxton Chorley PR7 6HL
Applicant: Mr Fielding 33 Church Walk Euxton Chorley PR7 6HL

Plan Ref 11/00280/TCON **Date Received** 31.03.2011 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 06.05.2011

Proposal : Removal of Laburnum tree and replace new
Location : 31 Grape Lane Croston Leyland PR26 9HB
Applicant: Mrs Kath Almond

Plan Ref 11/00166/FUL **Date Received** 28.02.2011 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 12.05.2011

Proposal : Erection of two storey front/side extension to provide playroom and wc accommodation at ground floor level and 2 no. additional bedrooms at first floor level and erection of two storey rear extension to provide a library at ground floor and a bathroom at first floor level

Location : 22 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Applicant: Mr A Wilkins 22 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Plan Ref 11/00234/FUL **Date Received** 17.03.2011 **Decision** Permit retrospective planning permission

Ward: Euxton South **Date Decided** 12.05.2011

Proposal : Retrospective change of use of from service storage and display of vehicles to furniture upholstery workshop

Location : Ash Lea Farm Dawbers Lane Euxton Chorley PR7 6EN

Applicant: Mrs J Coomer Ash Lea Farm Dawbers Lane Euxton Chorley PR7 6EN

Plan Ref 11/00237/FUL **Date Received** 18.03.2011 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.05.2011

Proposal : Erection of portal building incorporating hay and feed store to house speciality pigs and goats.

Location : Moss Hey North Road Bretherton Lancashire PR26 9AY

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

Plan Ref 11/00309/MNMA **Date Received** 06.04.2011 **Decision** Minor Non-Material Amendment Accepted

Ward: Lostock **Date Decided** 12.05.2011

Proposal : Application for minor non material amendment for changes to the size of 2 ground floor windows in the replacement dwelling permitted by 09/00978/FUL

Location : Mossgate Marl Cop Bretherton Leyland PR26 9BD

Applicant: Mr & Mrs Gamble
