

Development Control Committee

Tuesday, 14 June 2011

Present: Councillor Harold Heaton (Chair), and Councillors Ken Ball, Henry Counce, Matthew Crow, David Dickinson, Dennis Edgerley, Christopher France, Marie Gray, Alison Hansford, Hasina Khan, Paul Leadbetter, Roy Lees, June Molyneaux and Mick Muncaster

Also in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), David Stirzaker (Planning Officer), Alex Jackson (Senior Lawyer) and Cathryn Filbin (Democratic and Member Services Officer)

11.DC.59 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Geoffrey Russell.

11.DC.60 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 24 May 2011 be confirmed as a correct record and signed by the Chair.

11.DC.61 DECLARATIONS OF ANY INTERESTS

There were no declarations of interests.

11.DC.62 INDEX OF APPLICATIONS

The Director of Partnerships, Planning and Policy submitted reports on five applications for planning permissions to be determined.

(a) 11/00210/FUL - 187 Town Lane Whittle-Le-Woods

Application No: 11/00210/FUL
Proposal: Change of use of land from former agricultural land to residential cartilage
Location: Land rear of 187 Town Lane, Whittle-le-Woods
Decision:

It was proposed by Councillor Marie Gray, seconded by Councillor David Dickinson to approve planning permission.

A second motion was put forward which was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees to refuse planning permission. When the second motion was put to the vote it was lost 5:8.

An amendment to the first motion including removal of permitted development rights and conditions to the planning permission should the planning permission be granted was proposed by Councillor Harold Heaton, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED (8:4) – That Members were minded to approve planning permission for the reason to be agreed by the**

Chair and conditions delegated to officers in consultation with the Chair and Vice Chair.

(b) 11/00290/REMMAJ - Sagar House Ecclestone

Application No: 11/00290/REMMAJ/1
Proposal: Section 73 application to vary conditions 6 (boundary treatments), 7 (Code for Sustainable Homes), and 16 (approved plans) attached to planning approval 10/00866/FEMMAJ
Location: Sagar House, Langton Brow, Ecclestone, Chorley
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To grant planning permission subject to a Section 106 Agreement, the following conditions and to delegate to officers in consultation with the Chair and Vice Chair to agree the wording of Conditions Seven.**

- 1. The proposed development must be begun not later than two years from the date of planning approval reference 10/00866/REMMAJ (17 January 2011).**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no other windows than shown on the approved plans shall be implemented on Plots 3, 40, 41, 42, 43, 44, 45, 68 69, 70 unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To protect the amenity of the existing residents and in accordance with saved Policy HS4 of the Adopted Chorley Local Plan Review.
- 3. The development hereby permitted shall only be carried out in conformity with the approved ground and building slab levels as discharged as part of application 11/00291/DIS.**
Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
- 4. The development hereby permitted shall be carried out in accordance with the approved details of the fences and walls to be erected as discharged by application 11/00291/DIS. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**
Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. Within 3 months of this planning approval or prior to the construction of plots 40-45 and 67-70 (whichever is the earliest) all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be formally submitted, as a discharge of condition application, to the Local Planning Authority. This shall include providing details of the level of the fence in relation to the existing ground level and full details of the consultation with neighbours and copies of any exchanges of correspondence in this regard. The Local Planning Authority will then consult with residents on the discharge of condition application and if there are objections then the discharge application should be referred to the Chair and Vice Chair of the Development Control Committee for a decision about reference to committee. The agreed scheme shall be maintained at all times to the satisfaction of the Local Planning Authority.
Reason: To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.
6. No phase 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.
7. No dwelling shall be occupied until a letter of assurance, detailing how the dwelling in question will meet the necessary code level, has been issued, to the Local Planning Authority, by an approved code assessor. The development thereafter shall be completed in accordance with the approved measures for achieving the required code level. Within 6 months of completion of that dwelling 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.
8. Prior to the commencement of the development full details of the on-site measures to reduce the carbon emissions of the development (related to predicted energy use) by 30% (Code for Sustainable Homes Level 3 plus 5%) 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.

- 9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.
- 10. The development hereby permitted shall be carried out in accordance with the approved external facing materials as discharged by application 11/00291/DIS.**
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
- 11. The development hereby permitted shall be carried out in accordance with the approved hard ground- surfacing materials as discharged by application 11/00291/DIS.**
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.
- 12. 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.
- 13. The development hereby permitted shall be completed in accordance with the approved surface water drainage arrangements. 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 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk.
- 14. No dwelling shall be occupied until works for the drainage/disposal of foul water from the development have been completed in accordance with the approved plans.**
Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.
- 15. The details as outlined in the 'The Former Sagar House Site, Langton Brow, Eccleston: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristanus' (ERAP Ltd October 2010) shall be implemented and any changes required by**

Natural England at the European Protected Species licensing stage, shall be implemented accordingly.

Reason: To ensure the continued protection and enhancement of Great Crested Newts in accordance with PPS9 and saved Policy EP4 of the Adopted Chorley Borough Local Plan Review.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission), without prior written consent from the Local Planning Authority.

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

17. The approved plans are:

Plan Ref.	Received On:	Title:
406/OS01	28 September 2010	Existing Ordnance Survey Plan (Site edged in red)
SDL 1763/1	28 September 2010	Existing Topographical Survey
406/ED01 Rev J	30 March 2011	Engineering Layout
406/PL01 Rev E	30 March 2011	Planning Layout
406/PL02 Rev C	14 April 2011	Materials Layout
406/PL03 Rev B	30 March 2011	Storey Heights Layout
406/PL04 Rev B	30 March 2011	Boundary Treatments Layout
406/PL06 Rev A	30 March 2011	Boundary Treatments Layout (Colour)
406/PL05 Rev B	30 March 2011	Refuse Strategy Layout
C-715 01 Rev A	30 March 2011	Landscape Proposals Sheet 1 of 2
C-715 02 Rev A	30 March 2011	Landscape Proposals Sheet 2 of 2
406/T/Saw/01	28 September 2010	House Type Dwg-Severn/Washington
406/T/Was/01	28 September 2010	House Type Dwg-Washington
406/T/Pal/01	28 September 2010	House Type Dwg-Palmerston (End Terraced)
406/T/Pal/02	28 September 2010	House Type Dwg-Palmerston (Semi/Terraced)
406/T/M1/01	28 September 2010	House Type Dwg-M1 Bungalow
406/T/M2/01	28 September 2010	House Type Dwg-M2 Bungalow
406/T/Rip/02	28 September 2010	House Type Dwg-Ripley
406/T/Asc/01	28 September 2010	House Type Dwg-Ascot
406/T/Will/01	28 September 2010	House Type Dwg-Willerby
406/T/Bra/01	28 September 2010	House Type Dwg-Braemar
2010/YOR/A/01	15 November 2010	York House Type
2010/FAR/A/01	15 November 2010	Farringdon House Type
2010/HAR/A/01	15 November 2010	Harborough House Type
2010/WAR/A/01	15 November 2010	Warwick House Type

2010/STR/A/01	15 November 2010	Stratford House Type (1of2)
2010/STR/A/02	15 November 2010	Stratford House Type (2of2)
406/SS01	28 September 2010	Proposed Street Scenes
406/SS02	28 September 2010	Proposed Site Sections
406/G01	28 September 2010	Single Garage Details
406/G02	28 September 2010	Twin Garage Details
406/G03	28 September 2010	Double Garage Details
406/G04	28 September 2010	Triple Garage Details
406/WF01	28 September 2010	Wall and Fence Details.

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

18. The development hereby permitted shall be completed in accordance with the approved Neighbour Consultation Document as discharged as part of application 11/00291/DIS.

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

(c) 11/00312/FUL - 202 Chorley Old Road Whittle-Le-Woods

Application No: 11/00312/FUL
 Proposal: Application to vary/part remove condition 14 (sustainable resources) of planning approval 10/00823/FULMAJ
 Location: 202 Chorley Old Road, Whittle-le-Woods
 Decision:

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

1. The development hereby permitted shall only be carried out in accordance with the table (stamp-dated 27 May 2011) demonstrating that the Dwelling Emission Rates (DER) of the proposed dwellings will achieve more than a 10% improvement against the Target Emission Rate (TER), thereby reducing the carbon emissions' of the development. The approved details shall be fully implemented and retained in perpetuity unless otherwise agreed in writing with 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 is in line with the policy objectives of Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

2. The approved plans are:

Stamp-dated on:	DWG No:	Title:
13 September 2010	1000	
13 September 2010	1100	
13 September 2010	1101	
13 September 2010	1010	
13 September 2010	SF/01	
13 September 2010	SF/03	
13 September 2010	GA-02	
13 September 2010	4.203/P/B/L	
13 September 2010	4.309/P/B/L	

13 September 2010 4.208/P/B/L
13 September 2010 4.212/P/B/L
13 September 2010 5.133/P/B/L
13 September 2010 4.134/P/B/L
13 September 2010 3.311/P/B/L
13 September 2010 S09/116
13 September 2010
13 September 2010

Richmond Sheet 1 of 2
Double Garage (Gable
Roof) Plan and
Elevations

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

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

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

4. The integral/attached garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate off street parking provision is maintained and thereby avoid hazards caused by on-street parking and to ensure a high quality visual environment is maintained and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until:
- a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2001 'Investigation of potentially contaminated site - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
 - b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
 - c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing

any validation sampling results shall be submitted to the Local Authority.

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

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

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

6. No development shall take place until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with PPS25 and Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

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

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

8. Before the dwellings hereby permitted are first occupied, the driveways as shown on the approved plans shall be provided for the use of the properties.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with North West Plan Partial Review (NWPPR) to Policy RT2 of the Regional Spatial Strategy and Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

9. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate

the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted on plots 1, 2, 5, 11 and 12, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the amenities of the surrounding properties on Chorley Old Road and St Helens Road and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on the approved plan(s).

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

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

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

14. Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the

property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent flooding, in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

15. All windows in the first floor of the north elevation of the Stephenson house type hereby permitted on Plot 5 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level or above in the north elevation of the of the Stephenson house on Plot 5 type hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.

17. All windows in the first floor of the south elevation of the Montgomery house type hereby permitted on Plot 11 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level or above in the south elevation of the of the Montgomery house on Plot 11 type hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.

19. Before the dwellings hereby permitted are first occupied, the properties hereby permitted on plots 5,6,7,8 and 9 shall incorporate the following specifications of 'Secured by Design':

- All windows at ground floor level shall conform to the 'improved security' window standard BS7950 and shall be fitted with double glazed panels with laminated glass to the exterior set in BS7950 Secured by Design certified frames;
- The ground floor entrance doors shall comprise 'Secured by Design' enhanced security doors BSI PAS 24-1999;

- Security lights shall be fitted to the front entrance door and on the rear of these properties.

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

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

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

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

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

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

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

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

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

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

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

(d) 11/00327/FUL - 5/7 Chorley Old Road Whittle-Le-Woods

Application No: 11/00327/FUL
 Proposal: Demolition of 7 Chorley Old Road, together with associated outbuildings and construction of 8 residential dwellings (some with detached garages) and associated works, including amendments to the access to 5 Chorley Old Road and erection of a single detached garage to serve this property
 Location: 5-7 Chorley Old Road, Whittle-le-Woods
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Hasina Khan and subsequently **RESOLVED (10:1) – To grant planning permission subject to a Section 106 Agreement and the following conditions:**

- 1. 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 the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.**
Reason: In the interests of safety and in accordance with the guidance set out in PPS23 – Planning and Pollution Control 2004.
- 2. 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.
- 3. The development hereby permitted shall not commence until an updated bat survey of the existing buildings, along with any mitigation measures deemed necessary, has been submitted to and approved in writing by the Local Planning Authority in liaison with Lancashire County Council (Ecology). The development shall only thereafter be carried out in accordance with the mitigation measures proposed, if any are deemed to be necessary.**
Reasons: To safeguard protected species and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.
- 4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.**
Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.
- 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

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

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

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

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

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

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

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

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

Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the details of the submitted plans, the proposed driveways shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and

approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

11. Before the properties hereby permitted are first occupied, the driveways shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.

Reason: The dwellings are situated on a private road which would not fall within the definition of a highway for the purposes of the Town and Country Planning (General Permitted Development) Order 1995. The extent of development that could be undertaken, particularly at the front of the properties, without planning permission could be extensive and could have a detrimental impact on the streetscene, the amenities of neighbouring residents and reduce the available parking at the properties, and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

14. The development hereby permitted shall only be carried out in conformity with the proposed finished floor levels shown on the approved plan(s).

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

15. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no windows other than those shown on the approved plans shall be inserted in any first floor elevation of the dwellings hereby permitted.

Reason: To protect the amenities of neighbours and in accordance with Policy No. HS6 of the Chorley Borough Local Plan Review.

16. The development hereby permitted shall not commence until a scheme for the provision and implementation, of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans prior to the first occupation of any dwelling on the site.

Reason: To mitigate flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

17. The approved plans are:

Plan Ref.	Stamp Dated:	Title:
DGL/1168/WHD/WLW-LP01	11 April 2011	Location Plan
DGL/1168WHD/WLW-SL01 Rev L	14 June 2011	Proposed Site Plan
DGL/1168WHD/WLW-SE01 Rev E	14 June 2011	Sectional Elevations
-----	11 April 2011	Topographical Plan
SF/01	11 April 2011	1.8m Screen Fence
SF/02	11 April 2011	1.8m Timber Post & Panel Fence
DG/8.0/1/B	11 April 2011	Double 2 Door Garage
DG/2.0/1/B	11 April 2011	Single Garage
DG/2.0/2/B	11 April 2011	Single Garage
DG/4.0/1/B	11 April 2011	Paired Single Garage
DG/4.0/2/B	11 April 2011	Paired Single Garage
DG/3.0/1/B	11 April 2011	Paired Single Garage
DG/3.0/2/B	11 April 2011	Paired Single Garage
5.3133/P/B/L	11 April 2011	Montgomery
4.309/P/B/L	11 April 2011	Oxford
3&4/3.318/P/B/L	11 April 2011	Milton
5.238/P/B/L	27 April 2011	Cambridge Plot 2
4.309/P/B/L	27 April 2011	Oxford Plot 6

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

18. The development hereby permitted shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the first occupation of any dwelling on the site.

Reason: To mitigate flooding and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

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

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

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

Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

21. No dwelling shall be occupied until a 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.

22. 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.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall not be at any time in connection with the development hereby permitted be erected or planted or allowed to remain on the land hereinafter defined, any building wall fence hedge shrub tree or other device. 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 near edge of carriageway of Chorley Old Road to a point measured 32m in a southerly direction and 37m in a northerly direction along the near edge of carriageway of Chorley Old Road and shall be constructed and maintained at footway level in accordance with a scheme to be first agreed in writing with the Local Planning Authority in conjunction with the Highway Authority (Lancashire County Council).

Reasons: To ensure adequate visibility at the road junction, in the interest of highway safety and in accordance with Policy TR4 of the Chorley Borough Local Plan Review.

24. The proposed access from the development to Chorley Old Road shall be constructed to a width of 5.5m and this width shall be maintained for a distance of 10m measured from the continuation of the near edge of carriageway. Radii between Chorley Old Road and the proposed road shall be 6m.

Reason: To enable vehicles to enter or leave the development in a safe manner without causing a hazard to other road users, in the interest of highway safety and in accordance with Policy TR4 of the Chorley

Borough Local Plan Review.

25. Before the construction of the site hereby permitted is commenced facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.
Reasons: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose material thus creating a hazard for road users and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.
26. No planting, structures, fences, gates or walls within the front garden area of plot 6 shall exceed a height of 600mm above the level of the adjacent driveway.
Reasons: In the interests of highway and pedestrian safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
27. The development hereby permitted shall not commence until full details of the root protection fencing and its positioning have been submitted to and approved in writing by the Local Planning Authority. During the construction period, all retained trees shall be protected by the approved fencing which shall be positioned in accordance with the approved plan and no construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced.
Reason: To safeguard the trees to be retained and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

(e) 11/00238/FULMAJ - Washington Hall Euxton

Application No: 11/00238/FULMAJ
Proposal: Proposed redevelopment of Washington Hall Fire Training Centre (part outline and part full application). Outline for the redevelopment of the whole site including long term master plan and full application for proposed road widening, construction of a new urban search and rescue (USAR) building and fleet garage and stores facility.
Location: International Fire Training Centre, Washington Hall, West Way, Euxton, Chorley
Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – To grant planning permission subject to a 10 year condition relating to the outline part of the application in which reserved matters application must be submitted and the following condition:**

1. The development hereby permitted shall not commence until full details of the junction between the proposed service road and the highway have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied or used until that junction has been constructed in accordance with the approved details.
Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan.
2. Applications for approval of the reserved matters (namely external appearance of the buildings, scale and landscaping of the site) must

be made to the Council for the part of the proposed development hereby permitted in outline (as identified on drawing no. C-0115-38 Rev A: Scope of Application) before the expiration of 10 years from the date of the this permission and the development hereby permitted must be begun three years from the date of approval of the last of the reserved matters to be approved.

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

3. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) must be begun no later than three 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.

4. Any application for the approval of reserved matters for any phase or sub-phase shall be made in accordance with the scope of the approved indicative Masterplan (reference C-0115-29 Rev D: Proposed Masterplan) in relation to the scale, including building heights, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable form of development for the site within the parameters of the outline permission.

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

Phase 1: C-0115-17 Rev A

Phase 2-A: C-0115-18 Rev B

Phase 2-B: C-0115-19 Rev A

Phase 3: C-0115-20 Rev B

Phase 4: C-0115-21 Rev B

Phase 5: C-0115-22 Rev B

Phase 6: C-0115-29 Rev C

Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with PPG2 and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall be carried out in accordance with the Phasing of Demolition plan (reference C-0115-16 Rev B: Phasing of Demolition). The buildings on the site to be removed shall be demolished in line with this plan and the last building to be demolished as shown on this plan shall be removed within 15years of the date of this permission.

Reason: To ensure the buildings are not retained in the Green Belt after the need for them has gone and to ensure proper long term planning of the site and in accordance with PPG2 and Policies DC1 and DC6 of the Adopted Chorley Borough Local Plan Review.

7. Upon completion of the remediation set out in the Method Statements report(s) shall be submitted to the local planning authority in accordance with the timing set out in the approved Framework Site Investigation that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report(s) to demonstrate

that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To enable a risk assessment to be undertaken, refinement of the conceptual model, the development of a Method Statement and Remediation Strategy and to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site and in accordance with PPS23.

8. No phase of the development approved by this permission shall be commenced until a scheme for the dispersal of foul and surface waters has been approved in writing by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage and in accordance with PPS25.

9. All planting, seeding or turfing comprised in the approved details of landscaping for the Fleet Garage and Stores hereby permitted in full (shown on part of drawing no. 3944.02 Rev B) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

10. All planting, seeding or turfing comprised in the approved details of landscaping for the car park hereby permitted in full (shown on part of drawing no. 3944.02 Rev B) shall be carried out in the first planting and seeding seasons following the use or the completion of the car park, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

11. All planting, seeding or turfing comprised in the approved details of landscaping for the Urban Search and Rescue (USAR) building hereby permitted in full (shown drawing no. 3944.03 Rev A) shall be carried out in the first planting and seeding seasons following the occupation or completion of this building, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

12. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by a scheme of landscaping. 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. Any area of the site included in the red edge of the original permission (11/00238/FULMAJ) that has not formed part of a subsequent reserved matters application shall have a landscaping scheme submitted for it as part of the last reserved matters application. 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 interests of the amenity of the area and in accordance with Policy Nos. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.
13. The part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall only be carried out in conformity with the proposed Finished Floor Levels shown on the following approved plan(s):
C-0115-35 Rev C – Proposed USAR Building
C-0115-36 Rev D – Proposed Fleet Garage and Main Stores
Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.
14. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on 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 and in accordance with Policy Nos. GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.
15. Foul drainage from the development of this site must be drained to the foul sewer. Surface water from any areas likely to be contaminated must be connected to the foul sewer.
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.
16. No individual part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall

commence until full details of all external facing materials to that building(s) 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 DC6 of the Adopted Chorley Borough Local Plan Review.

17. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of the colour, form and texture of all external facing materials to the proposed building(s). 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 DC6 of the Adopted Chorley Borough Local Plan Review.

18. The part of the development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) 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 DC6 the Adopted Chorley Borough Local Plan Review.

19. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification). 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 DC6 the Adopted Chorley Borough Local Plan Review.

20. The Urban Search and Rescue (USAR) building hereby permitted shall not be brought into use until the site junction with West Way has been constructed in accordance with drawing no. SCP/10290/SK002/C (Proposed Option 2 – Access Arrangement with Ghost Island Right Turn Lane).

Reason: In the interests of highway safety to provide a dedicated land for emergency vehicles and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

21. The existing access onto Washington Lane shall remain as an emergency access only.

Reason: Washington Lane is a rural land and is not suitable for large vehicles and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

22. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by full details of the number of parking spaces to be provided in that phase (if they are to be provided) including details of disabled parking provision, motorcycle parking and bicycle parking.
Reason: To allow the authority to assess that the site is adequately served by parking and disabled parking and that motorcycle and bicycle parking is sufficiently provided and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
23. The staff car park hereby approved in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be implemented as part of Phase 2-B and be surfaced or paved, drained and marked out all in accordance with the approved plan before the USAR building is brought into use. 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.
24. Prior to the commencement of construction of any part of the development hereby permitted is commenced a Framework Travel Plan shall be produced and provided to the local planning authority and approved in writing by them. This shall detail how a Travel Plan(s) will be will produced for the site (possible in phases) and detail the timescales in which they will be produced and implemented in relation to the phasing of the site. Following approval of the Framework Travel Plan a Travel Plan shall be produced (possibly in phases) in line with the approved Framework Travel Plan and shall include 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 last building hereby permitted by a reserved matters application.
- 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.*
25. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by a Sustainable Resources Statement demonstrating how that phase or sub-phase will comply with national and/or local planning policies in place at the date of submission with regard to Sustainable Resources. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD and any future policies at the time of submission.

26. The Urban Search and Rescue (USAR) building and Fleet Garage and Stores hereby granted full planning permission shall be built to BREEAM 'very good' standard. In addition, before the construction of each of these buildings is commenced a Sustainable Resources Statement shall be submitted and approved in writing by the local planning authority demonstrating how that building will comply with criterion (b) of policy SR1 of the Sustainable Resources Development Plan Document. The buildings shall then only be constructed in accordance with these details.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

27. The 'mitigation & compensation proposals' included in the report 'Bat Emergency Survey' (Arbtech Consulting Ltd, 2011) shall be implemented in full.

Reason: To ensure the protection a European Protected Species and in accordance with PPS9.

28. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds must be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that detrimental impacts on breeding birds are avoided and in accordance with PPS9.

29. Rhododendron is present on the site, under the Wildlife and Countryside Act 1981 (as amended) it is an offence to cause the spread of this species. Therefore a programme for the control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines. The programme shall be implemented in accordance with the approved details.

Reason: To ensure the eradication of Rhododendron in accordance and PPS9.

30. Before any individual part of the proposed development hereby permitted in full (as identified on drawing no. C-0115-38 Rev A: Scope of Application) is commenced, details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area

adjacent to Pond 1 or Pond 3 as shown in the report ' Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010'.

Reason: To protect the diversity of local amphibian populations from harm and in accordance with PPS9.

31. Any application for the approval of reserved matters for any phase or sub-phase submitted pursuant to the outline permission hereby permitted (as identified on drawing no. C-0115-38 Rev A: Scope of Application) shall be accompanied by details of measures to be undertaken during site works to protect the diversity of local amphibian populations from harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details. Any amphibians discovered during site works should be translocated to a suitable area in the fire training centre grounds such as the fenced vegetated area adjacent to Pond 1 or Pond 3 as shown in the report ' Great Crested Newt Survey Report (ENVIRON UK Ltd) June 2010'.
- Reason: To protect the diversity of local amphibian populations from harm and in accordance with PPS9.*

32. Before the 3 storey office building is brought into use (as identified on approved plan C-0115-29 Rev D) the existing footway (south of the site access with West Way) from the roundabout up to the site entrance shall be improved to provide a 3.0m wide shared cycle/pedestrian route, and the route along the north side of the access up to Chancery Road shall also be improved to provide a 3.0m wide shared cycle/pedestrian route.
- Reason: To allow cyclists to continue their travel along the route without having to join West Way before turning into the site access and the latter to concur with the shared pedestrian cycle/pedestrian route on the opposite side of the road and improve alternative methods of getting to the site other than the car and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

33. The approved plans are:

Title:	Drawing Number	Date Received:
Existing Location Plan	C-0115-331	All drawings received 18 March 2011
Proposed Location Plan	C-0115-34	
Proposed Masterplan	C-0115-29 Rev D	
Phasing of Development Demolition	C-0115-16 Rev B	
Phase 1:	C-0115-17 Rev A	
Phase 2-A:	C-0115-18 Rev B	
Phase 2-B:	C-0115-19 Rev A	
Phase 3:	C-0115-20 Rev B	
Phase 4:	C-0115-21 Rev B	
Phase 5:	C-0115-22 Rev B	
Phase 6:	C-0115-29 Rev C	
Scope of Application	C-0115-38 Rev A	
Proposed Fleet Garage & Main Stores Building – Proposed Elevations	C-0115-31 Rev D	
Proposed Fleet Garage & Main Stores Building – Proposed Ground Floor Plan	C-0115-05 Rev F	
Proposed Fleet Garage & Main Stores Building – Proposed Site Plan	C-0115-36 Rev C	
Proposed Fleet Garage & Main Stores Building – Proposed Site Plan (including FFLs)	C-0115-36 Rev D	

Proposed Staff Car park C-0115-41
Proposed USAR Building – Proposed Elevations C-0115-30 Rev E
Proposed USAR Building – Proposed Floorplan C-0115-04 Rev D
Proposed USAR Building – Proposed Site Layout C-0115-35 Rev B
Proposed USAR Building – Proposed Site C-0115-35 Rev C
Layout (including FFLs)
Landscape Proposals – USAR Building 3944.03 Rev A
Landscape Proposals – Fleet Garage & Car Park 3944.02 Rev B
Tree Survey and Root Protection Area 3944.01
Proposed Option 2 – Access Arrangement with Ghost
SCP/10290/SK002/C
Island Right Turn Lane

11.DC.63 PLANNING APPEALS NOTIFICATION REPORT

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

RESOLVED - That the report be noted.

11.DC.64 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY IN CONSULTATION WITH THE CHAIR AND VICE CHAIR OF COMMITTEE

The Committee received, for information, two schedules listing seven applications for Category 'B' development proposals which had been determined by the Chair and Vice Chair of the Committee at meetings held on 24 May 2011 and 2 June 2011.

RESOLVED – That the schedules be noted.

11.DC.65 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 13 May 2011 – 2 June 2011.

RESOLVED – That the report be noted.

11.DC.66 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair informed the Committee that a Local Development Framework document had been placed in Members pigeon holes for collection.

Chair