



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 14th June 2011

In Council Chamber, Town Hall, Chorley

At 6.30 pm



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03 June 2011

Dear Colleague

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH JUNE 2011

You are invited to attend a meeting of the Development Control Committee to be held in Council Chamber, Town Hall, Chorley on Tuesday, 14th June 2011 commencing at 6.30 pm.

AGENDA

1. **Apologies for absence**

2. **Minutes (Pages 1 - 22)**

To confirm the minutes of the Development Control Committee meeting held on 24 May 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 (Pages 23 - 24)**

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.

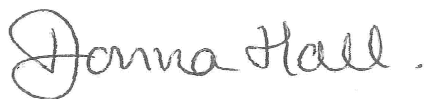
http://planning.chorley.gov.uk/PublicAccess/TDC/tdc_home.aspx

a) **11/00210/FUL - 187 Town Lane Whittle-Le-Woods** (Pages 25 - 28)

Report of Partnerships, Planning and Policy (enclosed)

- b) 11/00290/REMMAJ - Sagar House Eccleston (Pages 29 - 42)
Report of Director of Partnerships, Planning and Policy (enclosed)
 - c) 11/00312/FUL - 202 Chorley Old Road Whittle-Le-Woods
Report of Director Partnership, Planning and Policy (enclosed)
 - d) 11/00327/FUL - 5/7 Chorley Old Road Whittle-Le-Woods (Pages 43 - 54)
Report of Director of Partnerships, Planning and Policy (enclosed)
 - e) 11/00238/FULMAJ - Washington Hall Euxton (Pages 55 - 68)
Report of Director Partnerships, Planning and Policy (enclosed)
5. **Planning Appeals Notification Report (Pages 69 - 72)**
Report of the Director of Partnerships, Planning and Policy (enclosed)
6. **Delegated decisions determined by the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair of Committee**
- a) 24 May (schedule enclosed) (Pages 73 - 74)
 - b) 2 June (schedule enclosed) (Pages 75 - 76)
7. **Planning applications determined by the Director of Partnerships, Planning and Policy (Pages 77 - 88)**
Schedule of the Director of Partnerships, Planning and Policy (enclosed)
8. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Donna Hall CBE
Chief Executive

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Distribution

- 1. Agenda and reports to all Members of the Development Control Committee (Harold Heaton (Chair) and 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 for attendance.

2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Chris Moister (Head of Governance), Paul Whittingham (Development Control Team Leader), Cathryn Barrett (Democratic and Member Services Officer) and Alex Jackson (Senior Lawyer) for attendance.

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

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

ان معلومات کا ترجمہ آپکی 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, 24 May 2011**

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

Substitutes: Councillor Alistair Bradley

Also in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Nicola Hopkins (Principal Planning Officer (Major Projects)), Alex Jackson (Senior Lawyer) and Cathryn Barrett (Democratic and Member Services Officer)

11.LPS.50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henry Caunce and Councillor June Molyneaux.

Councillor Alistair Bradley substituted for Councillor Molyneaux.

11.LPS.51 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 19 April 2011 be confirmed as a correct record and signed by the Chair.

11.LPS.52 DECLARATIONS OF ANY INTERESTS

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

Planning Application 11/00074/FULMAJ – Councillor Matthew Crow
Planning Application 11/00270/FUL - Councillor Alistair Bradley

11.LPS.53 INDEX OF APPLICATIONS

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

(a) 11/00178/FUL - Buckshaw Village Parcel H4 Persimmon Homes Buckshaw Village Lancashire

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

Application No: 11/00178/FUL
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.
Decision:

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

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

(The Committee received representations from two objectors to the proposals and from the secretary and agent for St Mark's FC 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 metres south of Filter Beds Cottage, Bolton Road, Anderton, Lancashire.
Decision:

It was proposed by Councillor Ken Ball to defer the decision until a highway layout could be considered by Members at a future meeting.

At this point there was a short adjournment for officers to confer.

On their return, the Chair of the Committee asked for a Member to second Councillor Ball's proposal. The proposal was not seconded.

It was proposed by Councillor David Dickinson, seconded by Councillor Marie Gray and subsequently **RESOLVED (13:1) – To grant planning approval subject to the following conditions. The discharge of condition application for the highway layout to be determined by Committee:**

1. **The proposed development must be begun not later than three years from the date of this permission.**
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **Notwithstanding the details shown on the approved plans, 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, including a Traffic Regulation Order for a reduction in the speed limit along Scholes Bank (if deemed necessary by the Highway Authority - Lancashire County Council), has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The site access, off-site works to the highway and reduction in the speed limit (if deemed necessary as such by the Highway Authority) shall be completed prior to the first use of the football pitches and car park hereby permitted.**
Reason: In order to ensure that the access, visibility splays alignment and width of carriageways is designed to meet the requirements of the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable in highway safety terms 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, hedge, tree, shrub or other device above 600mm in height and any fence erected above a height of 600mm shall be of a design that does not impede driver visibility, details of which shall first be submitted to and agreed in writing by the Local Planning Authority in liaison with LCC (Highways). 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.

- (c) 11/00074/FULMAJ - 47 Clancutt Lane Coppull Chorley PR7 4NR

Councillor Matthew Crow declared a prejudicial interest and left the meeting for the duration of this item.

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

Application No: 11/00074/FULMAJ
 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 Clancutt Lane.
 Location: 47 Clancutt Lane, Coppull, Chorley, PR7 4NR
 Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED – That the application be refused for the following reason:**

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.**

(d) 11/00168/FULMAJ - Weldbank Plastic Co Ltd Westhoughton Road Heath Charnock Chorley Lancashire

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

Application No: 11/00168/FULMAJ
 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.
 Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor David Dickinson and subsequently unanimously **RESOLVED - To grant the planning application 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. **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 advise 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 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.

13. 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.

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

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

15. 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.

16. 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
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 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.
18. 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
19. 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
20. 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

21. 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

22. 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

23. The approved plans are:

Plan Ref.	Received On:	Title:
317-101	1 March 2011	Location Plan
317-102 Rev G	24 May 2011	Planning Layout
317-103 Rev B	5 May 2011	Streetscenes
1055-901 Rev C	13 May 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

24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.

31. 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.

32. Prior to the commencement of the development full details of the proposed retaining wall within the north east corner of the site, including levels and sections, 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.

(e) 11/00210/FUL - Land Rear of 187 Town Lane Whittle-le-Woods Lancashire

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

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, Lancashire.
 Decision:

It was proposed by Councillor Marie Gray, seconded by Councillor Mick Muncaster to approve planning permission.

It was proposed by Councillor David Dickinson, seconded by Councillor Roy Lees and subsequently **RESOLVED (10:2) – To defer the decision to allow the Members of the Committee to visit the site of the development.**

(f) 11/00262/FUL - Woodcock Barn Runshaw Lane Euxton Chorley PR7 6HB

Application No: 11/00262/FUL
 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.
 Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Christopher France and subsequently unanimously **RESOLVED – To refuse planning permission for the following reason:**

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.**

(g) 11/00270/FUL - 84 Hamilton Road Chorley PR7 2TJ

Councillor Alistair Bradley declared a prejudicial interest and left the meeting for the duration of this item.

Application No: 11/00270/FUL
 Proposal: Erection of a side extension with accommodation at mezzanine level, replacement of the front former window and erection of a front boundary wall.
 Location: 84 Hamilton Road, Chorley, PR7 2TJ.
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Mick Muncaster 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. **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.

(h) 11/00149/REMMAJ - Parcel L Buckshaw Avenue Buckshaw Village Lancashire

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

Application No: 11/00149/REMMAJ
 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.
 Decision:

It was proposed by Councillor Allison Hansford, seconded by Councillor Christopher France and subsequently unanimously **RESOLVED – To grant reserved matters planning permission subject to the following 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.

11.LPS.54 TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 257 CHORLEY BOROUGH COUNCIL (PUBLIC FOOTPATH NO: 41, CHORLEY) PUBLIC PATH DIVERSION ORDER 2011

The Director of Transformation submitted a report asking Members of the Committee to consider the making of a public footpath diversion Order to facilitate the development of 135 dwellings at the former Vertex Training Centre at Little Car Lane.

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 was an existing right of way (Footpath No. 41) which ran through the site. The developer currently had a temporary footpath diversion order in place granted by Lancashire County Council. The developer had submitted an application to divert the existing public right of way.

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.

It was proposed by Councillor Alistair Bradley, seconded by Councillor Christopher France and subsequently unanimously **RESOLVED – That the Director of Transformation be authorised to make 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.**

11.LPS.55 PLANNING APPEALS AND DECISIONS NOTIFICATION REPORT

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

RESOLVED – That the report be noted.

11.LPS.56 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 four application for Category 'B' development proposals which had been determined by the Chair and Vice Chair of the Committee at meetings held on 19 April 2011 and 11 May 2011.

Members of the Committee were informed that planning application 11/00173/FUL for the erection of a replacement commercial garage at Yarrow Bridge Garage, Bolton Road, Chorley had been withdrawn.

RESOLVED – That the schedules be noted.

11.LPS.57 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 7 April 2011 and 12 May 2011.

RESOLVED – That the schedule be noted.

11.LPS.58 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Chair closed the meeting by congratulating those Members of the Committee who were elected or re-elected at the recent local election, and welcomed new Members on to the Committee.

Chair

Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	14 Jun 2011

Planning Applications Awaiting Decision

Application No.	Recommendation	Location	Proposal
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
11/00290/REMAJ /1	Permit (Subject to Legal Agreement)	Sagar House Langton Brow Eccleston Chorley Lancashire	Section 73 application to vary conditions 6 (boundary treatments), 7 (Code for Sustainable Homes) and 16 (approved plans) attached to planning approval 10/00866/REMAJ
11/00312/FUL	Permit Full Planning Permission	202 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA	Application to vary/part remove Condition 14 (sustainable resources) of planning approval 10/00823/FULMAJ.
11/00327/FUL	Permit (Subject to Legal Agreement)	5 - 7 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB	Demolition of 7 Chorley Old Road together with associated outbuildings and construction of 8 No. residential dwellings (some with detached garages) and associated works including amendments to the access to 5 Chorley Old Road and erection of single detached garage to serve this property
11/00238/FULMAJ	Permit Full Planning Permission	International Fire Training Centre Washington Hall West Way Euxton Chorley	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.

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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	11/00290/REMAJ/1
Case Officer	Mrs Nicola Hopkins
Ward	Eccleston And Mawdesley
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/REMAJ
Location	Sagar House Langton Brow Eccleston Chorley Lancashire
Applicant	Barratt Homes Manchester

Consultation expiry: 18 May 2011

Application expiry: 29 June 2011

Proposal

1. This application is a Section 73 application in respect of the residential development at Sagar House, Eccleston. Outline planning permission was granted to Northern Trust to develop the site in September 2010. The site was subsequently sold and Barratt Homes were granted reserved matters approval to construct 70 dwellings on the site in January 2011.
2. The reserved matters approval was granted subject to various conditions and Barratt Homes intend to vary 3 of these conditions as part of this S73 application

Recommendation

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

Main Issues

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

- Principle of the development
- Condition 6
- Condition 7
- Condition 16
- Surface Water Drainage

Representations

5. 7 letters of objection have been received raising the following concerns:

- The amendment to condition 6 should not be approved due to the fact that no boundary treatment has been agreed. Discussions could have already started in this regard and concerns are raised that delaying this agreement could result in an unsatisfactory solution due to how far the development will have been allowed to progress

- Negotiations in respect of the boundary treatments cannot start until the Planners know the future impact and intentions of the developer
- Loss of amenity in respect of privacy, light and air
- The proposal would be contrary to Policy HS4 as it has not been established that a reasonable level of privacy will be maintained
- The proposed boundary treatment could be agreed in less than a month
- Highway safety concerns

6. **Eccleston Parish Council** object to the rewording of condition 6 as this would allow the development to progress without any form of boundary treatment and they object to the rewording of condition 7 as the whole development could be completed without the issuing of a certificate.

Assessment

Principle of the development

7. The principle of developing the site was established with the grant of both outline and reserved matters approval. This application purely proposes amendments to the detail of the approval which is addressed below.

Condition 6

8. Condition 6 of the reserved matters approval states:

Prior to the commencement of development all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include providing details of the level of the fence in relation to the existing ground level. The discharge of condition application for the fencing to be consulted on with residents 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.

9. The applicants, Barratt Homes, have applied to vary this condition to replace *Prior to the commencement of development* with *Prior to the occupation of the dwellings*. They have requested this amendment as they wish to consult the affected residents who currently differ in opinion about appropriate choice of boundary treatment. Barratts have confirmed that it is their intention to do this post commencement in a fortnightly residents' consultation meeting (required under condition 17 of the planning approval subject to discharge of condition application reference 11/00291/DIS).
10. Concerns have been raised by both residents and the Parish Council in regards to the amendments to this condition. These concerns can be summarised as follows: no alternative proposal has been provided which would not take long to draw up; concerned about the tactics to delay which seem to be to push the development so far down the line that it will be in Barratts favour for Chorley planning department to grant Barratts an unreasonable conclusion for the boundary finish, due to the development then being to advanced; the fence/ wall details

required as part of condition 4 has not been submitted; Policies GN5 and EM2 need to be addressed; the requirements of Policy HS4 have not been addressed in respect of the neighbours levels of privacy; The surrounding residents are consolidated in coming to an agreement with the applicants, and this process will not take any more than a month.

11. A separate application to discharge a number of the conditions attached to the reserved matters approval has been submitted by Barratt Homes. This discharge of condition application included condition 17 which requires full details of the proposed residents consultation procedure prior to the commencement of the development. The submitted document is considered to be acceptable and as such the condition has been discharged. Within this document there are copies of letters which have been sent to the relevant neighbours along Shelley Drive and Langton Brow initialising the discussions in respect of the boundary treatments,
12. The neighbours concerns are acknowledged in respect of the potential for the development progressing to an advanced stage without an agreed boundary treatment solution however it also appreciated that the current condition effectively stalls the development pending an agreed boundary treatment which may take several months for all the neighbours to be in agreement. As such it is considered reasonable to vary the condition however prior to occupation is not considered to be acceptable as the scheme could progress to an advanced stage without any agreement contradicting the principle of ensuring neighbour consultation as part of this development. The following variation is suggested:

Condition

13. 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.
14. It is considered that this condition allows part of the development to commence, although the plots immediately adjacent to the affected properties will not be able to commence, whilst putting the onus on the developers to agree an appropriate way forward within a restricted time period with the relevant residents.
15. In respect of the neighbours other concerns this section 73 application is not considering the principle of redeveloping the site it is purely considering varying the specific conditional requirements of the approval. It is considered that the compromise in regards of condition 6 will ensure the neighbours achieve an agreeable and adequate level of privacy, in accordance with the relevant planning policies, whilst ensuring that the development is not stalled pending the conclusion of the negotiations which have been commenced by Barratt Homes.

Condition 7

16. Condition 7 of the reserved matters approval states:

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

No dwelling shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out and a Final Code Certificate has been issued certifying the required Code Level and 2 credits under Issue Ene7 have been achieved and the Certificate has been submitted to and approved in writing by the Local Planning Authority.

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

17. The applicants have applied to vary this condition due to the fact that the requirement for a 'Final Code Certificate' for Code Level 3 is issued by an independent regulator (the BRE). Barratts have had previous experience with this process and have confirmed that it can take several months for the certificate to be issued. As such it is not financially viable for Barratts to construct dwellings and leave them empty for several months awaiting the issuing of the certificate. As such they have suggested alternative wordings.
18. The delay in issuing Final Certificates has been raised as a concern on other schemes by other developers and as such it is acknowledged that this is a valid concern. To over come this issue it is proposed to split the condition up as follows:

Condition

- 1) 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.

Condition

- 2) 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.
19. Eccleston Parish Council have raised concerns that variations to this condition could result in dwellings being occupied before the final certificate is issued. It is likely that people will occupy the dwellings prior to the issuing of the final certificate however this is understood to be a normal procedure and the Council can be assured, by the above suggested conditions, that the dwelling will meet the relevant code level by the submission of the Design Stage Assessment prior to commencement. The assessor will issue 'letters of comfort' in-lieu of a BRE Certificate prior to the occupation of the dwellings which state that the plot in question will achieve the relevant Code level and the certificate will follow.
20. It is considered that the above two suggested conditions adequately address the Code for Sustainable Homes requirement of Policy SR1 however Policy SR1 also requires housing development of above 5 houses to incorporate appropriate decentralised, renewable or low

carbon energy sources to reduce the carbon emissions of predicted energy use by at least 15%. This requirement was addressed within the originally attached conditions by the inclusion of 2 credits under Issue Ene7. Ene7 is one of the criteria which Code for Sustainable Homes is assessed against and by achieving 2 credits the scheme reduces carbon emissions by 15% by the use of Low/ Zero carbon technology. Barratts Homes have raised concerns in this regard.

21. Barratt Homes have stated that: *The new version of the code means we can achieve a 20% reduction in emissions without the need for low or zero carbon technologies (LZC). The old version means we can achieve a 15% reduction with LZC. We're in the fortunate position with this site of being able to build to either the new or old version. This condition forces us to use the old version and therefore provide a lower reduction in emissions. As the intention of the policy is to reduce emissions it is now out of step with the code.*
22. Additionally they have confirmed in respect of our Policy that *They are an outdated policy. National legislation, namely the Zero Carbon Hierarchy and Fabric Energy Efficiency Standard produced by the Zero Carbon Hub legislate the opposite way, ensuring the fabric achieves a minimum level before you can consider LZC technologies. The government now recognises this and in its consultation document 'Planning for a low carbon future in a changing climate' stated that 'planning low carbon communities requires joined up working' and planning needs to ensure that it integrates and doesn't duplicate policies. It goes on to state that post 2013 there will not be a need for Merton Rules, and leading up then there will be a step change whereby Part L and the CfSH will replace such policies. They can be counter-productive. Poorly administered renewable requirements only serve to encourage a scaled back fabric spec. The CO2 reduction therefore only last the life of the technology (say 25 years), as opposed to the life of the building (say 75 years). Ongoing maintenance of LZC technology doesn't always happen, and replacement upon end-of-life is expensive and is unlikely to happen. Therefore, predicted CO2 reductions from LZC technologies rarely are achieved. Recent discussions with RSL's indicate a strong preference towards CO2 emission savings secured through fabric improvement for this very reason. Fabric only, or at least fabric first, solutions ensure the maximum level of CO2 saving is embedded as an intrinsic part of the dwelling, with no need for 'buy-in' and education of occupiers.*
23. As with the concerns raised in regards to the Code for Sustainable Homes condition similar concerns in regards to the above comments have been raised by various developers on other schemes in the Borough. Policy SR1 was produced in accordance with Chorley's spatial vision "That by 2016, the principles of sustainable development and, in particular, a positive attitude to reducing carbon emissions, will run through all development activity, with Chorley Borough Council acknowledged as a leading authority enabling residents and businesses to reap economic, social and environmental benefits."
24. The application is required to be determined in accordance with the Development Plan, which Policy SR1 forms part of, unless material considerations indicates otherwise. It is considered that the background to the formulation of Policy SR1 relates to ensuring a reduction in carbon emissions. In respect of this site Barratt Homes intend to reduce carbon emissions at the site by 20% however this will not be through the implementation of low/ zero carbon technologies. It is considered that in this case, in line with recent publications, the most appropriate way of achieving carbon emissions is through the 'fabric first' approach. The fact that the suggested way forward achieves a higher percentage of carbon emission reductions than if Policy SR1 was strictly adhered to is a material consideration which outweighs the requirement to achieve a reduction in carbon emissions through the installation of low/ zero carbon technologies. As such the following condition is proposed:

Condition

25. Prior to the commencement of the development full details of the on site measures to reduce the carbon emissions of the development 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.

Condition16

26. Condition 16 of the reserved matters approval states:

The approved plans are:

Plan Ref.	Received On:	Title:
406/OS01 edged in red)	28 September 2010	Existing Ordnance Survey Plan (Site
SDL 1763/1	28 September 2010	Existing Topographical Survey
406/ED01 Rev B	28 September 2010	Engineering Layout
C-715 01	28 September 2010	Landscape Proposals Sheet 1 of 2
C-715 02	28 September 2010	Landscape Proposals Sheet 2 of 2
406/PL01 Rev C	15 November 2010	Planning Layout
406/PL02 Rev A	15 November 2010	Materials Layout
406/PL03 Rev A	15 November 2010	Storey Heights Layout
406/PL04 Rev A	15 November 2010	Boundary Treatments Layout
406/PL05 Rev A	15 November 2010	Refuse Strategy Layout
406/PL06	15 November 2010	Boundary Treatments Layout (Colour)
406/T/Saw/01	28 September 2010	House Type Dwg-Severn/Washington
406/T/Was/01	28 September 2010	House Type Dwg-Washington
406/T/Pal/01 Terraced)	28 September 2010	House Type Dwg-Palmerston (End
406/T/Pal/02 (Semi/Terraced)	28 September 2010	House Type Dwg-Palmerston
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.

27. The applicants have applied to vary this condition following comments received from the Highway Engineer, Simon Bromley, and also following the Ecology Code 3 Assessment.
28. During the consideration of the previous application comments were received from the Highway Engineer which led to amendments to the scheme which were reported in the original committee report. Following these amendments the Highway Engineer confirmed the layout did now meet the standards required both in design and for adoption. There were however an additional few minor tweaks suggested by the Engineer including minor amendments to the Community Square in and out arrangements, lengthening the driveways and amendments to the car parking arrangement at Plots 41/42. It is understood however that there was not sufficient time to incorporate these amendments and as such the approved plans listed within condition 16 did not incorporate the suggested tweaks. Barratt Homes intend to address this issue and have submitted the following amended plans:

- 406/ED01 Rev J Engineering Layout
- 406/PL01 Rev E Planning Layout
- 406/PL02 Rev B Materials Layout
- 406/PL03 Rev B Storey Heights Layout
- 406/PL04 Rev B Boundary Treatments Layout
- 406/PL06 Rev A Boundary Treatments Layout (Colour)
- 406/PL05 Rev B Refuse Strategy Layout

29. The amended plans include:

- Amendments to the highway layout in front of plots 41 and 42 to address the concerns with the car parking arrangement. The Engineer confirmed that both drives need access via a kerb frontage that runs at 90° to the drive. The amended layout demonstrates this

through amendments to the highway design and the parking arrangements for plots 41 and 42. It is not considered that these minor amendments adversely impact on the neighbours amenities.

- All of the driveways are a minimum length of 6m and all open ended parking bays are 5.5m in length as required.
- The community square used to have 2 x 6m radii at the same corner on the square which made it too difficult for vehicles to navigate. The Highway Engineer requested that the radii be removed so that the priority over the square was through one route only (as detailed on the refuse strategy plan). The engineering details for the scheme have been designed to reflect this and the roads and squares have been tracked for refuse/ fire vehicles.

30. It is considered that these amendments address the concerns raised by the Highway Engineer however copies of the amended plans have also been forwarded to the Highway Engineer at LCC again and his comments will be reported on the addendum.

31. All of the plans submitted, including the storey heights plan and the boundary treatment layouts, have been submitted to incorporate the amendments to the highway layout. The specific details including the height of the proposed housing reflects the original approval. The materials and boundary treatments were subject to a separate planning condition which has recently been discharged. The plans referred to in condition 16 will be amended to reflect the details submitted as part of the discharge of condition application.

32. There have also been amendments to the planting schedule following the completion of the Ecological Appraisal in March 2011. To reflect this the following amended plans have been submitted:

- C-715 01 Rev A Landscape Proposals Sheet 1 of 2
- C-715 02 Rev A Landscape Proposals Sheet 2 of 2

33. These plans and the appraisal have been forwarded to the Ecologist at Lancashire County Council. The comments received will be reported on the addendum.

Surface Water Drainage

34. Condition 12 of the Reserved Matters approval required the following details:

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.

35. Barratt Homes recently applied to discharge this condition as part of the recent discharge of condition application (11/00291/DIS) however the Environment Agency objected to the discharge of this condition on the grounds that the final agreed Flood Risk Assessment and the final detailed drainage design with associated calculations must be submitted to Chorley Council prior to discharging the condition. As such the condition was not discharged as part of the discharge of condition application.

36. Following the completion of the discharge of condition application the Environment Agency have confirmed *I refer to my previous response dated 27 April 2011 regarding Condition 12. The applicant has since contacted me to point out that the drainage scheme that was submitted to discharge Condition 12 of application 10/00866/REMMAJ was previously submitted to satisfy the drainage conditions attached to the Outline approval (09/00802/OUTMAJ). In our letter dated 18 November 2010 reference CE/2010/104103/03, and following clarification on a number of points, we accepted the drainage scheme as submitted in relation to 16 & 18 of 09/00802/OUTMAJ. Based on the above, we wish to revise our comments and confirm that we have no objection to the discharge of Condition 12 of approval 10/00866/REMMAJ.*
37. Following receipt of this confirmation it is proposed to amend condition 12 as follows:

Condition

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.

Overall Conclusion

38. It is acknowledged that the variations suggested by Barratt Homes are required to ensure the deliverability of the site and to create the most appropriate planning solution. Through negotiations it is considered that 3 months to agree the boundary treatment with the neighbours is adequate particularly taking into account this process has begun. This will ensure that the houses are not substantially constructed prior to an agreement with the neighbours. In respect of condition 7 it is considered that material considerations in this case outweigh the requirements of Policy SR1 and a greater level of carbon emissions reductions will be achieved. As such it is recommended that the conditions are varied in line with the above suggestions.

Other Matters

Section 106 Agreement

39. As the approval of this application results in the issuing of a new planning approval a short supplemental S106 Agreement is required tying this application into the original obligations.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23, PPS25

North West Regional Spatial Strategy

Policies:DP1, DP4, DP7, RDF1, RDF2, W3, L4, L5, RT9, EM5, EM15, EM16, EM17.

Adopted Chorley Borough Local Plan Review

Policies:GN3, GN5, GN9, EP4, EP9, HT10, EP17, EP18, HS4, HS5, HS6, HS8, EM4, TR1, TR4, TR18, LT14.

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 2: Infrastructure

Policy 4: Housing Delivery

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 27: Sustainable Resources and New Development

Planning History

5/5/5189- Administrative and Executive Building. Approved 1965

08/01244/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Withdrawn

09/00146/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Refused

09/00802/OUTMAJ- Outline application for the erection of 70 dwelling houses with associated roads and open spaces. Approved September 2010

10/00866/REMAJ- Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces. Approved January 2011

11/00291/DIS- Application to discharge conditions 4, 5, 9, 10, 12 and 17 attached to planning approval 10/00866/REMAJ. Conditions discharged.

10/00866/REMAJ- Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces. Approved January 2011

11/00291/DIS- Application to discharge conditions 4, 5, 9, 10, 12 and 17 attached to planning approval 10/00866/REMAJ. Conditions discharged.

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

1. The proposed development must be begun not later than two years from the date of planning approval reference 10/00866/REMAJ (17th 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, 67, 68 69, 70 unless otherwise agreed in writing by the Local Planning Authority. *Reason: To protect the amenity of the existing residents and in accordance with saved Policy HS4 of the Adopted Chorley Local Plan Review.*
3. 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 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*
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 cristatus*' (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 edged in red)	28 September 2010	Existing Ordnance Survey Plan (Site
SDL 1763/1	28 September 2010	Existing Topographical Survey
406/ED01 Rev J	30 th March 2011	Engineering Layout
406/PL01 Rev E	30 th March 2011	Planning Layout
406/PL02 Rev C	14 th April 2011	Materials Layout
406/PL03 Rev B	30 th March 2011	Storey Heights Layout
406/PL04 Rev B	30 th March 2011	Boundary Treatments Layout
406/PL06 Rev A	30 th March 2011	Boundary Treatments Layout (Colour)
406/PL05 Rev B	30 th March 2011	Refuse Strategy Layout
C-715 01 Rev A	30 th March 2011	Landscape Proposals Sheet 1 of 2
C-715 02 Rev A	30 th 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 Terraced)	28 September 2010	House Type Dwg-Palmerston (End
406/T/Pal/02 (Semi/Terraced)	28 September 2010	House Type Dwg-Palmerston
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.*

Item	11/00327/FUL
Case Officer	Mr David Stirzaker
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Demolition of 7 Chorley Old Road together with associated outbuildings and construction of 8 No. residential dwellings (some with detached garages) and associated works including amendments to the access to 5 Chorley Old Road and erection of single detached garage to serve this property
Location	5 - 7 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB
Applicant	Wainhomes (North West)
Consultation expiry:	15 June 2011
Application expiry:	29 June 2011

Proposal

1. This application is for the demolition of an existing dwelling (7 Chorley Old Road) and various outbuildings and the erection of 8 detached dwellings (some with detached garages).
2. The application site is in the Whittle Le Woods settlement and comprises of 7 Chorley Old Road and various outbuildings. The site is made up of a mix of Green Field land, outbuildings and previously developed lane. Only a small portion of the site comprises of garden curtilage. Access to the site is from a driveway just north of 5 Chorley Old Road. The site undulates and slopes in a southerly direction with the southern part of the site being elevated above Chorley Old Road and Langdale Grove.
3. Members will recall that a Public Inquiry was held in February of this year in relation to two applications on the site. The first application was against the refusal of planning permission for 9 dwellings (10/00238/FUL) and the second was an appeal against non-determination for the erection of 8 dwellings (10/00703/FUL) on the site, again following the demolition of the existing dwelling and outbuildings on the site. This application seeks to address the reasons why the appeal was dismissed.

Recommendation

4. It is recommended that the condition planning permission be granted subject to the signing of a Section 106 Legal Agreement.

Main Issues

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

- Principle of the development
- Background information
- Levels

- Impact on the neighbours
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic and Transport
- Public Right of Way
- Contamination and Coal Mines
- Drainage and Sewers

Representations

6. Objections to the application have been made by 4 local residents, the contents of which can be summarised as follows: -

- Roads and local infrastructure already too congested to allow these extra houses to be crammed in to this small area. Chorley Old Road itself already has traffic issues.
- Loss of privacy due to overlooking
- Surface water run off may cause problems with flooding
- Foul and surface water drainage is out dated and overloaded
- The local primary school and doctors surgery is over subscribed
- Surface water run off from hard surfaces may find its way into neighbouring garden areas

Consultations

7. **Lancashire County Council Highways** do not raise any objections to the access to the site from Chorley Old Road and the level of visibility provided as this was determined to be satisfactory during the Public Inquiry. However, concerns have been raised with the internal layout of the development which the applicant has sought to address by way of amended plans which have now been submitted. The comments of LCC (Highways) on the amended plans will be reported in the Addendum.

8. **LCC Ecology** do not object to the application on the basis that the applicant has now agreed not to fell any trees on the site thus negating the need for a further bat survey whilst a further survey of the existing buildings on the site is recommended to be made the subject of a planning condition.

9. **Whittle Le Woods Parish Council** ask that LCC Highways look carefully at the feasibility of the application. Concerns expressed in relation to the height of the buildings and objections are raised in relation to further works taking place on Chorley Old Road. The sewerage system in the area is old and will need replacing as it is already overloaded – there is already a problem at the Langdale Road and Chorley Old Road junction during heavy rain. Also the trees on the site are the subject of a Tree Preservation Order.

10. **United Utilities** - have no objections to the application subject to various condition and informatives.

11. **The Architectural Design and Crime Reduction Advisor** does not raise any objections.

12. **Environment Agency** – make no comments on the application.

13. **Environmental Protection** – have no comments in relation to environmental protection issues.

14. **Chorley's Contaminated Land Officer** – request a condition in relation to land contamination and the addition of informative notes.

Assessment

Principle of the development

15. This application involves the development of Greenfield and Brownfield land. However, the vast majority of Greenfield land where new housing is proposed is in the form of grassed paddock areas, a sand paddock and stabling, and is not private residential garden land. Therefore, these elements of this application are not affected by recent changes to national policy that now classify private residential garden land as Greenfield land. Consequently the Council's proposed Interim Garden Development Policy is not applicable. The existing dwelling at no. 7 Chorley Old Road is being demolished and is being replaced by a new dwelling, albeit slightly to the south. This is a replacement dwelling, so is not considered contrary to the proposed Interim Policy on Private Residential Garden Development.

16. Criterion (f) of Policy HS6 of the Local Plan states that in the case of previously undeveloped sites applicants are required to demonstrate that there are no suitable allocated or previously developed sites available in the settlement. Some of this site is Brownfield, but a substantial proportion is Greenfield. As part of the evidence submitted prior to the Public Inquiry, the applicant submitted an assessment in accordance with Criterion (f) of Policy HS6 which demonstrated that there are no other available previously developed or allocated housing sites in the Whittle Le Woods settlement. The Council did not contest this matter at the Inquiry on the basis of the evidence submitted and the Inspector did not question the assessment either so on this basis, the 'principle' of developing this site for housing is considered to be acceptable.

Background Information

17. As already stated, a Public Inquiry was held into the non determination and refusal of two planning applications on this site in February of this year. The Council considered that the applications were unacceptable due to the impact the development would have on the amenities of neighbours, the character and appearance of the streetscene and highway safety.

18. Both of the appeals were dismissed by the Planning Inspectorate. However, the applicant has sought to address the reasons for refusal by amending the house types and the layout of the development as during the Public Inquiry, LCC (Highways) withdrew the original objection in relation to the access to the site hence the Council did not pursue this matter any further.

Levels

19. It is considered that previous concerns in terms of the relationship between the development and the character and appearance of the streetscene and the neighbouring properties have now been overcome.

20. With regards to streetscene impact, the two storey dwellings that would have been prominent in the streetscene on plots 3 and 4, due to the substantial elevation of these properties above Chorley Old Road and Langdale Grove, have now been replaced with bungalows (Milton house type) and the one proposed on plot 3 has been moved away from the boundary leaving a gap of

4.6m to allow the provision of additional landscaping to increase the filtering effect the existing trees and proposed landscaping will have. The originally proposed 2 ½ storey dwelling on plot 4 has also been replaced with a bungalow which also reduces the visual impact this plot will have on the character and appearance of the streetscene to what is considered to be an acceptable level.

21. The second issue pertaining to levels was that of the relationship between the dwellings on the plots facing the garden boundary of 26 Langdale Grove which did not meet the Council Interface Standards. Again, the applicant has sought to address this issue by replacing the dwelling originally proposed on plot 4 with a bungalow and moving the dwelling proposed on plot sufficient distance from the boundary so as it meets with the Council's Spacing Standards.

Impact on the neighbours

22. The previous applications included neighbour amenity reasons for refusal due to overlooking impact. At the Public Inquiry, the Inspector concurred with the Council on these issues in relation to plot 5 and the loss of privacy the occupier of 26 Langdale Grove would experience due to overlooking. The appeal was dismissed on this basis and whilst the applicant argued that the boundary hedge would mitigate overlooking, the Inspector considered that the relationship should not rely on the retention of a hedge to mitigate overlooking.

21. This application has now suitably addressed the relationship between the proposed dwelling on plot 4 and 26 Langdale Grove in that the dwelling on this plot is now proposed to be a bungalow with no dormer windows on the rear whilst the dwelling on plot 6 has been moved 16m from the boundary it faces and the slab level has been set so as the distance between the first floor windows and the boundary meets with the Council's Spacing Standards. The previous inter relationship between the proposed dwellings has been negated by way of a reduction in the number of dwellings on the site.

Trees and Landscape

23. The applicant, following LCC Ecology comments, does not now propose to fell any of the trees on the site as part of the development. This negates the need for a further bat survey of the trees that would have been affected by the development. The Root Protection Zones proposed around the trees are sufficient to safeguard the future health of the trees.

Ecology

24. LCC (Ecology) had originally requested that a further bat survey be undertaken in relation to the trees that were proposed to be felled. However, the applicant has now confirmed that no trees will be felled as part of the development and this negates the need for a further bat Survey. LCC (Ecology) also confirm that a pre-commencement condition can be used to require a further survey of the existing buildings the site.

Flood Risk

25. Concerns have been expressed by local residents in relation to surface water run off. However, the Environment Agency have not raised any objections to the application subject to conditions requiring the submission of details of a surface water regulation system and details of the foul and surface water drainage arrangements for the site. The comments state that surface water run off should be restricted to existing rates so as the development does not contribute to an increased risk of flooding. These conditions will mean that the Council, in liaison with the Environment Agency will retain control over the drainage arrangements on the site whilst surface water will also have to be restricted to existing run off rates.

Traffic and Transport

26. At the Public Inquiry, the original objection to the development from LCC (Highways) in relation to the access was withdrawn. The access to the site and the visibility available in each direction is therefore considered to be acceptable. LCC (Highways) have raised some concerns in relation to the internal layout of the site and the vehicular manoeuvring space available between plots 3 and 4 and between plots 5 and 6. The applicant is in the process of preparing amended plans to try and address these concerns.

27. In relation to the level of car parking provision, each dwelling will have sufficient spaces to serve it. Whilst the garages are slightly smaller than the 6m by 3m specified in Manual for Streets, the applicant is proposing to site cycle sheds in the garden curtilage of each property to off set the smaller garage spaces.

Public Right of Way

28. There is a public footpath to the north of the site but this will not be affected by the development. An informative is recommend drawing the applicants attention to the presence of the said footpath,

Contamination and Coal Mines

29. The Waste and Contaminated Land Officer has recommended the imposition of the standard ground condition report survey in relation to this site.

Drainage and Sewers

30. United Utilities have not raised any objections to the application although concerns have been expressed by the Parish Council and local residents in relation to the capacity of the sewerage system.

Section 106 Agreement

31. A Section 106 Agreement is required in relation to the commuted sum of £9,289 for the upgrade/provision of new play equipment on the play area north of the applications site on Chorley Old Road.

Overall Conclusion

32. As already stated, the principle of the development of this site is acceptable and the Council has previously accepted that the dwellings proposed on plots 1, 2, 6, 7 and 8 are acceptable. It is considered that the amended plans and the changes to the house types on plots 3 and 4 have addressed the original concerns with the development of this site. The dwelling on plot 4 is now proposed to be a bungalow with no dormers on the rear elevation, only roof lights. There will not therefore be any attainable views from first floor windows. The dwelling on plot 4 is proposed to be sited 15.7m from the boundary it faces. The slab level of this property will be between 2.85m and 3m higher than the boundary it will face so the interface distance proposed now accords with the Council's Spacing Standards.

33. In terms of streetscene impact, the original concerns with regards to the impact of the dwellings proposed on plots 3 and 4 have also been addressed in that the large 2 storey dwelling proposed on plot 3 has been replaced with a bungalow set 4.8m from the boundary and the 2 ½ storey dwelling on plot 4 has also been replaced with a bungalow. The position of the bungalow on plot 3 means that there is now sufficient space to provide landscaping whilst the scale of the dwelling is such that it will no longer tower over Chorley Old Road and have a harmful impact on its

character and appearance. The same can be said of the bungalow proposed on plot 4 in that its prominence in the streetscene will be substantially reduced.

34. In terms of the concerns expressed by LCC (Highways), the applicant has provided an amended plan detailing a suitable drive in front of the garage behind 5 Chorley Old Road whilst the turning head adjacent to plots 3 and 4 has been amended to enable vehicles to turn. A tracked vehicle plan has also been submitted demonstrating how vehicles will drive into and out of the parking spaces and garages between plots 5 and 6. The comments of LCC (Highways) on the amended plans will be reported in the Addendum.

Other Matters

Sustainability

35. Conditions are recommended requiring the dwellings to be constructed to meet the relevant Code Level for Sustainable Homes 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 commence from 1st January 2016. A condition is also recommended requiring on site measures to reduce carbon emissions by 15% to be submitted to and approved in writing by the Council.

Waste Collection and Storage

36. The Waste and Contaminated Land Officer has not raised any concerns in relation to the collection of waste from the site. The proposed site plan also shows bin collection areas adjacent to the road.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS9, PPS22, PPS23

Manual for Streets

Regional Spatial Strategy

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

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, HS4, HS6, 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 4 – Housing Delivery

Policy 5 – Housing Density

Policy 6 – Housing Quality

Policy 27 – Sustainable Resources

Sites for Chorley- Issues and Options Discussion Paper December 2010**Planning History**

95/00806/OUT - Outline application for detached bungalow – Permitted

97/00053/COU - Use of land as training ménage – Permitted

09/00145/FUL - Demolition of existing dwelling (No. 7 Chorley Old Road) and various outbuildings, erection of 9 no. detached dwellings (some with detached garages), formation of internal road along with upgrade works to the existing access to the site from Chorley Old Road resulting in the creation of a single access serving the site and No. 5 Chorley Old Road and the erection of a double garage, part of which will serve this property – Withdrawn by applicant

09/00960/FUL - Demolition of existing dwelling (No. 7 Chorley Old Road) and various outbuildings, erection of 9 no. detached dwellings (some with detached garages and some with integral garages), formation of internal road along with upgrade works to the existing access to the site from Chorley Old Road resulting in the creation of a single access serving the site and No. 5 Chorley Old Road – Withdrawn by Council due to incorrect certificates

10/00238/FUL - Demolition of No. 7 Chorley Old Road together with associated outbuildings. Construction of 9 No. residential dwellings and associated works and amendments to the access into No. 5 Chorley Old Road with new garage provision/location – Refused and appeal dismissed

10/00703/FUL - Demolition of existing dwelling (No 7 Chorley Old Road) and various outbuildings and the erection of 8 No detached dwellings (some with detached garages) – Appeal against non-determination dismissed

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

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. 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.*

6. 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.*

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

8. 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.*

9. 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.*

10. 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.*

11. 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.

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 and EM2 of the Adopted Chorley Borough Local Plan Review.

13. 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.

14. 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.

15. 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.

16. The approved plans are:

Plan Ref.	Stamp Dated:	Title:
DGL/1168/WHD/WLW-LP01	11 th April 2011	Location Plan
DGL/1168WHD/WLW-SI01 Rev K	31 st May 2011	Proposed Site Plan
DGL/1168WHD/WLW-SE01 Rev D	31 st May 2011	Sectional Elevations
-----	11 th April 2011	Topographical Plan
SF/01	11 th April 2011	1.8m Screen Fence
SF/02	11 th April 2011	1.8m Timber Post & Panel Fence
DG/8.0/1/B	11 th April 2011	Double 2 Door Garage
DG/2.0/1/B	11 th April 2011	Single Garage
DG/2.0/2/B	11 th April 2011	Single Garage
DG/4.0/1/B	11 th April 2011	Paired Single Garage
DG/4.0/2/B	11 th April 2011	Paired Single Garage
DG/3.0/1/B	11 th April 2011	Paired Single Garage

DG/3.0/2/B	11 th April 2011	Paired Single Garage
5.3133/P/B/L	11 th April 2011	Montgomery
4.309/P/B/L	11 th April 2011	Oxford
3&4/3.318/P/B/L	11 th April 2011	Milton
DGL/1168WHD/WLW-RPA01	11 th April 2011	Root Protection Plan
5.238/P/B/L	27 th April 2011	Cambridge Plot 2
4.309/P/B/L	27 th April 2011	Oxford Plot 6

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

17. 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.*

18. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 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.*

19. 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.*

20. 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.*

21. 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.

22. 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.

23. 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.*

24. 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.

Item	11/00238/FULMAJ
Case Officer	Caron Taylor
Ward	Euxton South
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
Applicant	Lancashire Fire & Rescue Service

Consultation expiry: 27 April 2011

Application expiry: 17 June 2011

Proposal

1. The application is for the proposed redevelopment of Washington Hall Fire Training Centre (part outline and part full application). The application site will remain in the ownership and be used by the Fire Service but the facilities will be redeveloped in line with the changes to the commercial market for training, as well as to provide consolidation of services and facilities which are required by Lancashire Fire and Rescue Service. The application includes a long-term Masterplan and contains their vision for the site over the next 10 – 15 years.
2. The application is unusual in that it is a hybrid application that applies for the majority of the redevelopment in outline only, but applies for full planning permission for other aspects.
3. As submitted, the outline element of the application scheme reserves all matters apart from siting (however the improved access is covered by the full part of the application). The split between the outline and full elements of the proposal are as follows:
4. **New buildings (for full detailed approval at this stage):**
 - Widening of existing access road into the site -the existing access road will be widened to allow a dedicated exit lane to be formed for emergency vehicles based at the already permitted Chorley Fire Station and the proposed Urban Search and Rescue (USAR) building;
 - Urban Search and Rescue Building (USAR) - This building will provide the capability to form part of a national response to major emergencies i.e. major flooding and transport incidents;
 - Fleet Garage and Stores - This building will provide garaging and workshop facilities for the fire appliances used on site and for spare tenders for other stations within the district.
5. **New buildings (indicated within the Masterplan for outline approval for siting only at this stage, but with indicative scale parameters provided):**
 - Fire Station Accommodation Block (2 storey) - This building will be used to provide overnight accommodation for fire fighters at the new Chorley Fire Station when on duty through the night and when limited response times have to be met;
 - Central Offices/new Headquarters/Classrooms/Catering (3 storey). This building will become the main headquarters and training centre building for both Lancashire Fire and Rescue Service and for Washington hall, including catering, administration and classroom facilities;
 - Accommodation Block (2 storey) - This building will provide sleeping accommodation and a

learning resource base for trainees while based on site with en-suite bedrooms and classrooms facilities;

- Indoor Training Centre (2 storey) - The training building will be used for fire fighter training during wet weather conditions. The building will also double up as an indoor sports facility and assembly hall which can be used by both the fire service and by the local community.

If the Masterplan were permitted in outline, then the site would be developed in phases and detailed reserved matters applications submitted for each part.

6. Existing Building to be retained within the Development Site:

- Astley House - This existing building provides classroom and locker / shower facilities for trainee fire fighters using the nearby training props. The internal facilities are to be remodelled and modernised to include facilities for both male and female trainee fire fighters;
- Fire House - This is a key training building to teach and assess fire fighters when using breathing apparatus in a smoke and fire-filled building. The fire house is to be retained as existing;
- Alf Ramsey House - A small single storey building providing classroom facilities for fire fighters using the adjacent training props storage. This building is to remain as exists.

Recommendation

7. It is recommended that this application is granted conditional planning approval subject to a 10 year condition relating to the outline part of the application in which reserved matters applications must be submitted.

Main Issues

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

- Principle of the development
- Impact on the neighbours
- Design
- Trees and Landscape
- Ecology
- Flood Risk
- Traffic, Transport and Parking
- Contamination and Coal Mines
- Drainage and Sewers
- Planning Contributions

Representations

9. One letter of representation has been received from a resident on The Farthings. They state their house is very near to the entrance of the site being considered in the above application and they are concerned about the noise emergency vehicles might make when going out on call. Presumably they will use sirens. If planning permission is granted, therefore, they would like assurance that restrictions will be put on noise caused during the night.

10. To respond to this letter, the application now under consideration does not propose a new fire station building, but rather is for the training and ancillary accommodation that is required by the fire service. A new fire station was approved on the site by outline permission 07/00902/OUTMAJ (renewed by permission ref: 09/00404/OUTMAJ) and associated reserved matters application ref: 10/00348/REMMAJ and these applications considered the issue of sirens and the possible impact on residential properties.

Consultations

11. Chorley Council Planning Policy

Policies DC1 and DC6 apply in the adopted Local Plan Review. The site is included within Policy DC6 as a Major Developed Site in the Green Belt. Policy DC6 (iii) covers the Washington Hall Fire Training and Forensic Science Establishments. PPG2 allows for the redevelopment of such sites providing strict safeguards are met and the openness of the Green Belt is maintained.

12. The site Masterplan and phasing plans for years 10-15 years are welcomed. It is noted the overall floor areas of buildings on site will be reduced as all the new buildings will be fit for purpose and more efficiently used. The continuation of the site as an employer is supported.
13. The Community Consultation with the parish council and neighbouring residents is also welcomed.
14. The adopted Sustainable Resources Supplementary Planning Document (2009) says all planning applications for non-residential units of 500 sq metres or more must be accompanied by an Energy Efficiency/Resource Conservation Statement and demonstrates that the requirements for the criteria (a) to (e) are met. The applicant has demonstrated how this can be achieved through a number of options and provides enough information for this proposal.
15. **Lancashire County Council (Ecology)**
Have asked for further information before determination of the application which the agent is looking into. An update of the ecology issues will be placed on the Committee addendum.
16. **The Environment Agency**
See body of report under Flood Risk.
17. **Chorley's Head of Economic Development**
Supports the application and the long term use of this site.
18. **United Utilities**
Have no objection to the proposal.
19. **Lancashire County Council (Highways)**
Whilst having no over-riding highway objection to the principle of the proposed redevelopment in terms of both the outline and full planning stages, they have concerns regarding the proposed access junction improvements, as they are concerned the traffic island on the widened access road will not accommodate a left turn out for servicing and large based vehicles. Whilst the vehicle swept path for the emergency lane has been shown they have not proven the turning manoeuvres for all other vehicles at the access. However, LCC Highways consider that an acceptable junction layout with West Way can be achieved and as this does not impact on any residential properties this can be secured through a condition to ensure an acceptable scheme can be agreed with them.
20. **Chorley's Waste & Contaminated Land Officer**
Has no objection to the outline planning application for redevelopment of the whole site, subject to any applications for future developments on site [reserved matters applications] being accompanied by a detailed site investigation report on that particular area/phase, as recommended by Sub Surface NW in their report No.5204 Ground Investigation at Service Training Centre (STC), West Way (April 2009). The applicant should also refer to the Recommendations as detailed in Section 4.4 of the above report.
21. An example of a detailed investigation report for a particular area of the site appears to have been submitted under 11/00238/FULMAJ - namely the Combined Phase 1/Phase 2 Geoenvironmental Investigation For Site At Washington Hall, Chorley Ref 10/5904 (April 2010). They state they have reviewed the CC Geotechnical Limited report and are satisfied with the conclusions made, for this particular area of the site (North area).
22. **Chorley's Urban Design Manager**
Welcomes the master planning approach taken by this applicant as it will ensure the proper planning of the site.
23. They state the applicant has covered all the design principles they would expect to see in such a proposal thoroughly and satisfactorily in the Design and Access Statement. The functional, contemporary design approach is capable, subject to the agreement of materials, of being high quality and in keeping with the sensitive green belt location.

24. They welcome the sustainability measures and recommend that Sustainable Urban Drainage Systems are considered for the hard surfaces and that such systems inform a potentially wider choice of surface materials – currently tarmac and paving.

25. Lancashire County Council (Planning Contributions)

Lancashire County Council Highways have asked for a number of transport contributions including monies to upgrade the two existing bus stops on West Way so they have shelters (£16,000), £100,000 towards improved pedestrian and cycling facilities in the area is also requested. On top of this a further £50,000 is requested divided up as follows: £25,000 to enable the existing footway (south of the access) from the roundabout up to the site entrance to be improved to provide a 3.0m wide shared cycle/pedestrian route, which would enable cyclists to continue their travel along the route without having to join West Way before turning into the access a further 200m ahead. £25,000 is requested to provide a new 3m shared footway cycle route along the north side of the access to enable continuation of the route up to Chancery Road to maintain a link. This would concur with the shared cycle/pedestrian route across the road on the opposite side of the road, and would also abode well with the long term aspirations to provide a cycle/pedestrian link along this side of the road between Southport Rd and Euxton Lane. £6,000 is also requested by LCC Travel Planning team to provide a range of services as described in the Planning Obligations in Lancashire paper dated September 2008.

Applicants Case

26. The Washington Hall site has developed as an international Fire Service Training Centre over a 60 year period, since the Second World War. The current site includes both training props, along with support facilities, including offices, teaching areas, stores and sleeping accommodation for trainees while based on the site. The former American Air Base site has developed, in part in an ad-hoc and piecemeal fashion and has grown to include a large number of buildings accommodating a variety of uses, many of differing ages (ranging from 1945 to mid 1970s) and of differing types of construction – all of which are partially obsolete and no longer fit for purpose. As well as the wide variety of buildings, the site also includes a large number of training ‘props’ which are regularly used as part of the training of fire fighters and are an essential part of the training facilities at Washington Hall.

27. The somewhat ad hoc juxtaposition of the training props and administrative/support facilities, has resulted in a site which is essentially unplanned and now needs to be redeveloped so that it can face the challenges of an ever more constrained commercial market for training, as well as to provide consolidation of services and facilities which are required by Lancashire Fire and Rescue Service. A more planned approach is now required so that the phased demolition of worn out and obsolete buildings along with the construction of new, high quality buildings, can be carried out in a much more considered way, so that the end result is a site which not only satisfies the needs of Washington Hall as an International Training Centre, but also provides a site which makes a real contribution to the well being and enjoyment for those who have to visit and work there.

Assessment

28. The site comprises around 26 acres of land is bounded on the South East by West Way which leads onto Euxton Lane and on the North West side by Washington Lane. The site is within Green Belt and has mature trees on much of its perimeter restricting views into the site.

29. The Forensic Science Service building (scheduled for closure) shares the main access road into the site and is positioned to the southwest of the Fire Service buildings. The site is not within the ownership of the applicant and is outside the boundary of this application.

Principle of the development

30. National Planning Policy Guidance Note 2: Green Belts sets out the criteria for the redevelopment of Major Development Sites (allocated as such in Local Plans) in the Green Belt.

31. Policy DC1 of the Local Plan reiterates national PPG2 which sets out the types of development that are appropriate development in the Green Belt. This includes criterion (g): the re-use,

infilling or redevelopment of Major Developed Sites in accordance with policy DC6.

32. The site (along with the Forensic Science Service building) is allocated in the Local Plan as a Major Developed Site under policy DC6. This policy reiterates the criteria set out in PPG2 and states that the re-use, infilling or redevelopment of major developed sites in the Green Belt will be permitted providing all the following criteria are met:
- (a) the proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
 - (b) the development is in scale and keeping with the main features of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance;
 - (c) the development does not exceed the height of the existing buildings;
and in the case of infill:
 - (d) the proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements;
in the case of redevelopment:
 - (e) the proposal contributes to the achievement of the objectives for the use of land in Green Belts;
 - (f) the appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive long term plan for the site as a whole;
 - (g) the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction if this is appropriate;
 - (h) the new buildings do not occupy a larger area than the buildings they replace nor result in a significant additional impact on the surrounding countryside.
33. Considering the proposal in terms of policy DC6 it is not considered that the proposal has a materially greater impact than the existing use of the openness of the Green Belt, particularly as the largest proposed building (which does not exceed the height of those existing) is brought into the centre of the site, further away from the periphery of the Major Developed Site allocation and the application is therefore considered to comply with criterion (a). In terms of (b) it is considered the development will integrate better than the site as exists as it will have been planned as a whole rather than on an ad hoc basis as at present. In addition the spacing of the buildings will give a more open feel to the site. There are no historic features on site and the scheme has been planned around the landscape features. In terms of criterion (c) the development does not exceed the height of the existing buildings on the site. Criterion (d) of Policy DC6 does not apply to this application as it is not for infill.
34. Criteria (e) to (h) of the policy apply to redevelopment. Criterion (e) is not directly relevant to the application as the site is not to be redeveloped for a new use. In relation to criterion (f) the application has been put forward in the form of a comprehensive long term Masterplan for the site, which ensures that the aspirations of the Fire Service for the site in the long term are in line with the allocation of the site under policy DC6. In addition it is considered the proposal will enhance the appearance of the site as the design and layout of the buildings have been done on a comprehensive basis, drawing the various elements of the site together. Criterion (g) does not apply in this case. In terms of criterion (h) the principle of redevelopment of the site requires an assessment of the impact on the Green Belt of the proposal compared to the impact of the existing built development. A full itinerary detailing the volume of the existing and proposed buildings on the site accompanies the application and concludes that there will be approximately a 15% increase in building volume.
35. The applicant has put forward justification for the increase in volume on the site and how the proposal complies with Policy DC6. The applicant states that the scale of the proposed buildings is consistent with the existing development within the Washington Hall site: there currently exists within the site, large scale three storey blocks and none of the proposed buildings will be greater in height or scale than these. In addition, the proposed Masterplan seeks to open up the site, which will reduce the apparent scale of the development as the space between buildings is increased. It is envisaged that the creation of a more open site will seek to reduce the apparent scale of the development – with the planned arrangement of car

parking areas and planted spaces creating views out of the site to the open areas beyond. Furthermore, the taller buildings have been located near to the centre of the site and away from the site boundaries. This further reinforces the sense of openness and is in keeping with Green Belt policy - including the avoidance of any additional impact on the surrounding countryside. The planned arrangement of new / replacement trees together with the removal of large banks of existing conifer trees will further reinforce the sense of openness of the site. The largest proposed building within the site is the three-storey Headquarters and Training Centre building. This is no higher than the existing buildings on the existing site and has been located within the centre of the site, as it has the most prominence and is pivotal as a central resource facility within the Washington Hall site.

36. The detailed application also includes the creation of a new staff car park to the east of the Fleet Garage and Stores building, sufficient for 144 vehicles. The existing site has an extensive amount of hard standing and the application is accompanied by plan showing a full survey of all the existing hard standing on the site. The area where the car park will be positioned is current hard standing, being on a mixture of the footprint of existing buildings and existing areas of hard standing. Its use as a car park is likely to have less impact on the Green Belt than the existing buildings that occupy this area. It is therefore considered the proposal complies with criterion (h) of Policy DC6.
37. A new Community Fires Station already has planning permission to be constructed on the site and part of the current application is for full planning to widen the existing access road into the site by approximately 4m to allow a dedicated emergency egress lane for fire appliances. Footpaths will also be provided beyond it on either side of the widened access road to allow safe pedestrian access into the site, there are no footpaths here at present. Like the rest of the site the road is in the Green Belt, however the part of the road to be widened is not within the Major Developed Site allocation to which Policy DC6 applies. The access widening therefore falls to be considered under PPG2 and policy DC1. It is not an appropriate use of the Green Belt under these policies and therefore very special circumstances need to be demonstrated that outweigh the harm by reason of its inappropriateness and any other harm, if it is to be permitted.
38. The applicant has put forward a case that the proposed road widening will allow emergency vehicles to access West Way without being delayed by other site traffic queuing to leave the site at peak times. Although the current junction operates with spare capacity, there are occasional short queues of vehicles waiting to turn out of the site at peak times. To ensure that there is no delay to fire service vehicles on emergency call-outs, a short emergency lane will be created on the eastern side of the carriageway and an island will be created to physically separate the normal traffic and the fire engine lanes. In terms of Green Belt the current access is single lane entering and exiting the site. It is considered the widening of this road to allow an unimpeded exit for emergency vehicles is a very special circumstance that outweighs the normal presumptions against such development in policy terms. The road widening is not being done the full length of the access road, but only what is necessary - a section approximately 67m back from the T-junction with West Way which will filter out to the side of the existing road out of the site. This aspect is therefore considered acceptable in terms of the Green Belt.
39. Overall it is not considered that the new buildings (those applied for in full and the parameters given for the buildings applied for in outline only) will result in a significant additional impact on the surrounding countryside and the widening is deemed acceptable in the Green Belt. The redevelopment of the site is therefore considered acceptable in principle.

Design

40. A site Masterplan has been developed to respond to the short, medium and long term needs of the Washington Hall site, including the considered design of the buildings, the external spaces (between and around buildings) and the layout of the road and pedestrian ways throughout the site. The existing landscape features including ponds and trees have also been considered during the planning of the site.
41. The arrangement of the key components of the site wide Masterplan have been guided by both the requirements of the Washington Hall brief and also by the phasing of both the demolition of

existing facilities and the construction of new ones. For example, buildings will need to be demolished to free up areas of site to allow new facilities to be built, whilst at the same time buildings have to be retained (for use by the training centre) until new facilities can be constructed. In addition there are buildings and training facilities which are still current and hence being retained on the site, still essential to the training provision at Washington Hall, as well as being features which are worth keeping both from a visual aspect as well as from an ecological perspective – such as a group of mature trees or the 2 pond features.

42. As has been noted, historically the site has developed on an ad hoc basis with buildings (some of which are temporary portacabin type structures), being located within any available and often small areas of undeveloped site. This has led to an unplanned layout of buildings and facilities on the site, many of which are not positioned close to other related buildings. The benefit of the Masterplan is that the site can now be developed through the next 10 – 15 years in a more considered way. The site has been opened up by using areas of car parking as well as utilising an improved road network to navigate around the site both via vehicles and on foot.
43. The overall long-term design strategy is looked upon favourable for those parts of the site applied for in outline. The parts of the scheme for which full permission is now sought are discussed below.
44. It is advised the USAR building will provide the capability for Lancashire Fire and Rescue Service to form part of a nationwide response team for major emergencies involving chemical, biological, radiological and nuclear events, search and rescue, major flooding incidents and major transport incidents. The building will form a base for the storage and maintenance of the vehicles and equipment which are required for the fire service to fulfil its role in connection with USAR and will be positioned immediately north of the new Chorley Fire Station for which full planning approval has already been granted. The applicant states that the USAR building essentially forms an adjunct to the new Fire Station and as such needs to be located directly adjacent to it. The building will accommodate 3 fire appliances, 3 fire fighting pods and other equipment in a garage type building. A workshop is also proposed to allow the vehicles and pods to be serviced and a store room for spare/replacement equipment to be stored within the building as well as toilets and a small mess room for the staff. Ancillary accommodation including a small plant room and dog kennel (for the daytime housing of search and rescue dogs) is located to the rear of the building off a covered yard area. There are also some small stores which are accessible from outside the building which can be used during training outside. It will be accessed off the main feeder road with roller shutter doors giving access to the internal bays, with a service apron being provided at the front and a small service / training yard being provide to the rear.
45. The proposed building is portal framed with a covered area to the rear for washing vehicles. It is utilitarian in design but its materials reference the adjacent Fire Station to draw the two together, by the use of facing brickwork at low level, with feature lightweight smooth cladding panels and profiled plastisol profiled metal sheeting to the upper walls and roof. The doors, windows and rainwater goods will be powder coated aluminium. The floor size of the building is approximately 32m x 21m (including the outdoor covered area and it is 7.5m at its highways point.
46. The Fleet Garage and Stores building is also applied for in full and will provide garaging and workshop facilities for fire appliances used on the site and as spare tenders for other stations within the district. It will also provide storage for equipment which is used on the training centre site, as well as some equipment repair/maintenance and support for equipment used by fire stations within Lancashire. The applicant states the location of the building has been chosen so that it is close to Astley House and the fire training areas to which it is essentially dedicated. It will have a dual pitched roof with a canopy forming a covered area to the rear and the materials will be from the same palette as the USAR building. It is accepted that the nature of the use of the building dictates a utilitarian form and like the USAR building it is portal framed with a covered area to the rear for washing the appliances.
47. The design of both these building is considered acceptable and although utilitarian the architect has added design elements such as canopies and used a materials palette that breaks up their

massing as well as draws the design of the two buildings together with the previously approved new fire station and therefore the site as a whole.

Impact on the neighbours

48. There are significant residential estates to the South East (Astley Village) and South West (Euxton) of the Washington Hall site, however the site is totally screened from these housing areas and from West Way due to the significant tree belt between the road and the active part of the site. The only change visible from West Way will be the widening of the existing access to introduce a lane for emergency vehicles with associated traffic island and new pedestrian footpaths. The proposed buildings on the site will not be higher than those that exist and therefore it is not considered that the proposal will have a detrimental impact on these properties.
49. Washington Lane bounds the site to the north/north west and is rural in nature. There is an access from the site on to Washington Lane, however this is an emergency access only and will remain as such. It has been clarified with the Fire Service that this will not be widened and will remain as exists. There are sporadic properties on Washington Lane the nearest of which is Holly Cottage. The proposed Fleet Garage and Stores (which is applied for in full) would be the nearest building to this property. There are mature trees on the boundary of the site nearest this property but there would be views of the fleet garage in the winter months from this property. The fleet garage is a substantial size (having a floor size of 66m x 21m) needed due to the nature of its use. It will have a dual pitch roof 7.8m to the ridge and 6.4m to eaves with a canopy providing an outdoor covered area to the rear. There would be approximately 36m from the building to the nearest part of the garden of Holly Cottage and approximately 50m to the property itself. It is considered that this distance combined with the vegetation to be retained on the boundary means the relationship with this property is considered acceptable.
50. Prospect House on Washington Lane also bounds with the Washington Hall site but this part of the site is not included within the red edge of the application and is to remain as existing, therefore it is not considered the proposal impacts on this property or the properties opposite, such as Spout House Farm and Lower Spout House Farm.
51. Overall it is considered the proposal will not have a detrimental impact on neighbour amenity.

Trees and Landscape

52. The application is accompanied by a tree survey in line with the British Standard 5837:2005 *Trees in relation to construction - Recommendations*.
53. The site has a considerable mix of broadleaf tree species of differing age ranges, including a number of mature trees situated close to the northern and southern site boundaries. These generally comprise mature trees of high value and are specified in the survey.
54. The Masterplan for the site considers trees and landscaping as a whole for the site, as well as showing existing retained trees, new shrub, hedge and tree planting is indicated. Where possible mature trees have been retained within the site but due to the extent of the redevelopment and the need to rationalise the ad hoc layout of the existing buildings, and to create links within the existing road layout, the loss of some trees is proposed. 35 individual trees are to be removed within the development site (15 of which are in category C - low quality and value) with 25 retained. 6 groups of trees are to be removed (4 of which are category C) and 7 retained. However, 150 new trees are proposed as part of the development to enhance the setting of the new buildings but also to ensure that tree cover remains on this site for the future, with the aim that as the mature trees of the original development begin to go in to decline, over the next twenty to thirty years, the new tree stock will already be established and ready to develop and replace them. Large banks of existing conifer trees are also to be removed to give a greater sense of openness to the site.
55. Although the redevelopment of the site does involve the loss of trees, this has to be balanced against the long-term landscaping proposals for the site are proposed as part of a Masterplan which will ensure tree cover remains at the site in the long term. The application is therefore considered to comply with Policy EP9 of the Local Plan.

Ecology

56. The application is accompanied by ecological survey. As specified above, the County Ecologist had asked for further information in relation to Great Crested Newts which the applicant has supplied and further comments in relation to this will be placed on the addendum. They advise that subject to this being received then the application is acceptable subject to conditions.

Flood Risk

57. Although the site is not in a Flood Risk Zone identified by the Environment Agency, due to the size of the site a Flood Risk Assessment is required under PPS25 Development and Flood Risk. The Environment Agency originally objected to the application as the submitted Flood Risk Assessment did not comply with the requirements of PPS25 Development and Flood Risk. They then received further information from the agents and now state that the additional information addresses their previous concerns regarding the proposed drainage scheme and overland flow exceedence events, and they therefore withdraw their objection subject to the inclusion of conditions relating to 1) investigations for ground contamination 2) water quality. The application is therefore considered acceptable in relation to PPS25 subject to imposition of these conditions.

Traffic, Transport and Parking

58. The application is accompanied by a Transport Statement. There are currently 70 staff based on site. In addition there are 28,000 students and 1,500 other visitors to the site each year. Following completion of the redevelopment there will be up to 300 staff on site due to the relocation of vehicle maintenance and administrative staff from other sites elsewhere in Lancashire and the new fire station. The number of students will however reduce to 23,000 per year.

59. Lancashire County Council Highways have no over-riding highway objection to the principle of the proposed redevelopment in terms of both the outline and full planning stages. However, they have concerns regarding the proposed access junction improvements, as they are concerned the traffic island on the widened access road will not accommodate a left turn out for servicing and large based vehicles. Whilst the vehicle swept path for the emergency lane has been shown they have not proven the turning manoeuvres for all other vehicles at the access. However, LCC Highways consider that an acceptable junction layout with West Way can be achieved and negotiations are on going with them as to the final layout of the junction with West Way. As the layout of this junction this does not impact on any residential properties this can be secured through a condition to ensure an acceptable scheme can be agreed with LCC.

60. The parking proposed at the site is also partly covered by the full application and partly indicative on the outline part of the application. The full application includes a car park with 144 spaces adjacent to the Fleet Garage and Stores for staff use. LCC Highways have no objection to the level of parking provided to be approved in full at this stage, however they do comment that the overall level of parking provision in the long term will need to be agreed with the Council as the site is redeveloped, as indicatively 369 spaces are show on the overall Masterplan, which they consider is over provision form the number of users and will not therefore promote sustainable travel.

61. It is considered that the parking level shown for the part of the redevelopment seeking full approval by this application is acceptable, however it is agreed that the overall parking provision for the site will need to be carefully considered as part of the long-term redevelopment of the site each time a reserved matters application comes in for future phases, and it can be controlled at that time, to ensure there is not an over or under provision of spaces.

62. LCC Highways also comment that the provision of disabled, cycling and motorcycle parking facilities are not mentioned at this time in any detail as the facilities are considered to be more appropriately located on the proposed central car parks (that will be subject of future phases). Future reserved matters applications for the central area of the site will therefore need to consider that these types of parking are provided in sufficient numbers.

63. A Travel Plan will also be controlled by a condition that will be worded so it responds to the phased nature of the development.

Contamination and Coal Mines

64. A ground investigation report accompanies the application, and in line with the advice of the Council's Contaminated Land Officer and the Environment Agency conditions will be applied to ensure reserved matters applications include a detailed investigation report on that phase as recommended by the investigation report and that further investigations are carried out in the areas the subject of this application for full planning permission.

Drainage and Sewers

65. United Utilities have no objection to the application, however the Environment Agency recommend a condition requiring a scheme for the disposal of foul and surface waters to be submitted and approved to ensure a satisfactory means of drainage is provided.

Planning Contributions

66. LCC Highways have asked for a total of £172,000 in planning contributions. Planning contributions are intended to make acceptable development which would otherwise be unacceptable in planning terms. In line with Circular 05/05 the Secretary of State's policy requires, amongst other factors, that planning obligations are only sought where they meet *all* of the following tests:

- (i) relevant to planning;
- (ii) necessary to make the proposed development acceptable in planning terms;
- (iii) directly related to the proposed development;
- (iv) fairly and reasonably related in scale and kind to the proposed development; and
- (v) reasonable in all other respects.

67. LCC Highways have however, stated that the contributions requested (other than for the Travel Plan) are desirable. It is not considered that the contributions are therefore necessary to make the development acceptable in planning terms and the request therefore fails to meet the tests set out in the Circular.

68. In terms of the Travel Plan contribution Chorley have not signed up to the Planning Obligations in Lancashire Paper and although a condition will be imposed regarding the requirement for a Travel Plan, it is not considered a payment of £6000 to LCC for this purposes is justified.

Phasing

69. There is a need to ensure that Washington Hall, as a training facility, is able to remain fully operational during any redevelopment of the site and therefore phasing of the works has been carefully considered. It is accepted that to ensure continuity of accommodation as the site will remain in use throughout the redevelopment that some of the buildings can only be demolished once new facilities have been built or that at least temporary accommodation can be provided on site. It is therefore accepted that during the construction period there may be additional buildings on the site, but in the long terms these will be removed once replacement accommodation has been built. The phasing and demolition of the development have been shown a plan and can be controlled by condition to protect the Green Belt in the long term.

Overall Conclusion

70. The redevelopment of the site is considered acceptable in the Green Belt in relation to PPG2 and Local Plan Policies DC1 and DC6. It is also considered that the proposal contributes to the aims of Chorley to be a prosperous Borough and secures Washington Hall as an employment site in the long-term. PPS4 encourages Planning Authorities to take a positive and constructive approach to applications for economic development. The aspects for which planning permission is sought for in full are considered acceptable in terms of scale, siting, appearance, neighbour amenity and highway safety. The other aspects for which outline permission is sought (specifying siting) are considered acceptable in principle, the details of which will be submitted in phases through reserved matters applications.

Other MattersPublic Consultation

71. Lancashire Fire and Rescue Service prepared a letter/leaflet which was distributed to local properties regarding the future development proposals for the Washington Hall site and to inform the site neighbours of a forthcoming Community Open Evening where the long-term vision for the site could be viewed. A Community Open Evening/Public Consultation was held on the evening of the 4th March at Lancaster House within the Washington Hall site and 18 local residents took the opportunity to view the detailed proposals and to ask questions of Fire Service representatives and the design team regarding the detailed proposals for the site. The applicant advises that proposals were well received by all 18 attendees and no adverse feedback was raised either during the session or since that event.

Sustainability

72. The application is accompanied by an Energy Efficiency and Resource Conservation Statement. The USAR building and Fleet Garage and Stores will both be constructed to achieve a BREEAM rating of 'very good' in line with Policy SR1 of the adopted Sustainable Resources Development Plan Document. The applicant has also looked at how criteria (a) to (e) of policy SR1 will be met including how a 15% reduction in carbon emissions can be achieved through the use of low carbon energy sources. As it has been demonstrated that the aims of this policy can be achieved it is considered that a condition can be applied relating to full details being provided of how the 15% renewable will be achieved on the full part of the application. A condition will also be imposed requiring the reserved matters applications to provide details of how each future phase will meet the policy. However as any outline permission granted will be a 10 year permission it will be conditioned that the reserved matters shall show how the reserved matters phases meet the policies in place at that time, as the policy position in this respect is likely to have developed.

Time Limit for Implementation of Permission

73. Normally outline planning permissions are granted so that an applicant has three years to submit reserved matters, and a further two years for implementation following final approval of the last of the reserved matters. However, the Council has discretion to impose different time limits, if there are good planning reasons for doing so. In this case it is considered that as the application includes a 10-15year Masterplan of the site to ensure that the aims of the Fire Service are acceptable in Green Belt terms in the long run, that there are good planning reasons to extend the normal default time limit from three years to ten years. Therefore if Members were to approve this application they would be agreeing to an extended time limit condition being implemented.

Planning PoliciesNational Planning Policies:

PPG2, PPS4, PPS9, PPG13, PPS25

Adopted Chorley Borough Local Plan Review

Policies: DC1, DC6, EP4, EP9, EM2

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 10 relates to Employment Premises and Sites. It states that all existing employment premises and sites or land and premises last used for employment use will be protected for employment use, the continuing use of the site for employment purposes it therefore supported by this policy.

Sites for Chorley- Issues and Options Discussion Paper December 2010

The Lancashire Fire and Rescue Training Establishment, had been suggested as a potential site for residential development. However, the site has not been carried forward in the Issues and Options Discussion Paper, because it is not considered to be a site that is in conformity with Policy 1 of the Core Strategy on locating growth. This site is located in the Green Belt and is not in one of the specified growth settlements, although it is adjacent to Chorley Town, which is identified.

Planning History

The site has a very long planning history. The most recent applications on the site are listed below (not including telecommunications developments).

96/00714/FUL Creation of new car park, Permitted, 18 December 1996

99/00268/FU Temporary single storey bedroom block with en-suite facilities to accommodate 24 people, Permitted, 30 July 1999

01/00043/FUL Retrospective application of siting of 12 tonne LPG storage vessel and construction of base. PRRRTF 7 March 2001

01/00979/FUL Single storey training facility building, Permitted, 17 January 2002

07/00902/OUTMAJ Outline application for the erection of new community fire station, Permitted, 15 October 2007

07/00914/FUL Construction of urban search and rescue training unit, Permitted, 9 October 2007

09/00404/OUTMAJ Outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ). Permitted, 19 August 2009

10/00348/REMMAJ Reserved matters application for the erection of a new community fire station and vehicle appliance facilities, Permitted, 9 August 2010

10/01044/DIS Application to discharge conditions attached to planning permission nos. 09/00404/OUTMAJ and 10/00348/REMMAJ which permitted the erection of a community fire station, Conditions Discharged, 16 February 2011

Recommendation: Permit Full Planning Permission Conditions

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 Review.

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Report of	Meeting	Date
Director of Partnerships, Planning & Policy	Development Control Committee	14 June 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 13 May 2011 and 2 June 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 Arthur Ruttle against the Development Control Committee decision to refuse planning permission for extension to existing single-storey granny annex for Sandersons Farm House, Stocks Lane, Heskin (11/00145/FUL).
- Appeal by Mrs Lynda Atzeni against the Development Control Committee decision to refuse planning permission for proposed detached storage building for Cross End House, Back Lane, Charnock Richard (11/00018/FUL).

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- 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. None.

LANCASHIRE COUNTY COUNCIL DECISIONS

13. Planning permission granted for erection of a conservatory to rear of building at 6 Chorley Hall Road, Chorley (Application No. 11/00296/CTY).

GOVERNMENT OFFICE DECISIONS

14. None

IMPLICATIONS OF REPORT

15. 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	02.06.2011	***

Background Papers			
Document	Date	File	Place of Inspection
4. Letter from the Planning Inspectorate	24.05.2011		Civic Offices, Union Street, Chorley or online at
..... 5. Letter from the Planning			www.chorley.gov.uk/pl

Inspectorate	24.05.2011		anning
13. Notice from Lancashire County Council	17.05.2011		

Report Author	Ext	Date	Doc ID
Robert Rimmer**	5221	02.06..2011	***

Report Author	Ext	Date	Doc ID
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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	14 June 2011

Planning Applications Determined by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 24 May 2011

Application No.	Recommendation	Location	Proposal
10/00936/FUL	Permit Full Planning Permission	Holly Cottage Back Lane Heath Charnock Chorley Lancashire	Change of use from holiday let to residential use
11/00332/FUL	Permit Full Planning Permission	R B Contacts (Wholesale) Ltd Unit 2 Churchill Road Brinscall Chorley	Installation of solar panels to south- west roof pitch of existing building
11/00347/FUL	Permit Full Planning Permission	Oliver House School Oliver House Hallgate Astley Village Chorley	Increasing the height of the wall enclosing the school playground from 1.8m to 2.5m and alterations to front entrance of building

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Report

Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	14 Jun 2011

Planning Applications Determined by the Director of Partnerships, Planning and Policy, the Chair and Vice-Chair of the Committee on 2 June 2011

Application No.	Recommendation	Location	Proposal
11/00241/FUL	Permit Full Planning Permission	26 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN	Erection of two storey detached dwelling
11/00288/FUL	Refuse Full Planning Permission	The Hillocks Blue Stone Lane Mawdesley Ormskirk L40 2RJ	Demolition of existing dwellinghouse and garage outbuilding and erection of new 4 bedroom dwellinghouse with integral double garage (Amendment to planning permission 10/00890/FUL).
11/00308/FUL	Permit Full Planning Permission	267 - 271 The Green Eccleston Chorley Lancashire PR7 5TF	Subdivision of existing Oceans Apart retail unit to form two units (with new entrance to new unit), link extension to form a further retail unit (between Oceans Apart and hairdressers), and conversion of existing storage space to rear and above existing hairdressers to form 2 no. one bedroom apartments.
11/00350/FUL	Permit Full Planning Permission	Boys Farm Leyland Lane Ulnes Walton Leyland Lancashire	Erection of new building for the storage of machinery

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy	Development Control Committee	14 June 2011

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

Between 13 May 2011 and 02 June 2011

Plan Ref 11/00231/FUL **Date Received** 16.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Pennine **Date Decided** 13.05.2011

Proposal: Erection of a single storey rear orangery
Location: 5 Merlin Close Heapey Chorley PR6 9BB
Applicant: Carol Coleman 5 Merlin Close Chorley Lancashire PR6 9BB England

Plan Ref 11/00250/FUL **Date Received** 23.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Brindle And
Hoghton **Date Decided** 13.05.2011

Proposal: Erection of a single storey rear extension
Location: 18 Bournesfield Brindle Preston PR5 0EH
Applicant: Mr Chris Bullen 18 Bournesfield Brindle Preston PR5 0EH

Plan Ref 11/00209/FUL **Date Received** 09.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Coppull **Date Decided** 16.05.2011

Proposal: New bin hardstandings created with PCC pavers to the front of each block of flats
(15 in total).
Location: 2 Arcon Road Coppull Chorley PR7 5TX
Applicant: Chorley Community Housing 24 - 26 Gillibrand Street Chorley Lancashire PR7 2EJ

Continued....

Plan Ref 11/00243/FUL **Date Received** 21.03.2011 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 16.05.2011

Proposal: Erection of 2-storey side and rear extension (amendment to planning permission 06/00282/FUL) including alterations to fenestration of elevations and roof pitch.
Location: 72 New Street Mawdesley Ormskirk Lancashire L40 2QW
Applicant: Mr & Mrs Chris Lyon 1 Jubilee Villas Rufford Road Bispham Ormskirk Lancashire L40 3SA UK

Plan Ref 11/00031/CLEUD **Date Received** 17.01.2011 **Decision** Grant Cert of Lawfulness for Est Use

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 18.05.2011

Proposal: Application for lawful development certificate for use of land as garden
Location: 23 Swansey Lane Clayton-Le-Woods Chorley Lancashire PR6 7NR
Applicant: Mr Jonthan Sandiford 23 Swansey Lane Clayton-Le-Woods Chorley Lancashire PR6 7NR

Plan Ref 11/00248/FUL **Date Received** 23.03.2011 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 18.05.2011

Proposal: Erection of a two storey side and a part single, part two storey rear extension
Location: 34 Middlewood Close Eccleston Chorley Lancashire PR7 5QG
Applicant: Mr P Liston-Smith 34 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

Plan Ref 11/00023/COU **Date Received** 14.01.2011 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 19.05.2011

Proposal: Conversion of existing stable block to new dwelling
Location: Stable Block Adjacent To Mawdesley Hall Hall Lane Mawdesley Lancashire
Applicant: Mr & Mrs J Forrester c/o Agent

Plan Ref 11/00042/LBC **Date Received** 14.01.2011 **Decision** Grant Listed Building Consent

Ward: Eccleston And Mawdesley **Date Decided** 19.05.2011

Proposal: Listed Building Consent for conversion of existing stable block to new dwelling
Location: Stable Block Adjacent To Mawdesley Hall Hall Lane Mawdesley Ormskirk

Applicant: Mr & Mrs J Forrester c/o Agent

Plan Ref 11/00247/FUL **Date Received** 23.03.2011 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 19.05.2011

Proposal: Erection of a part single-storey, part two storey side extension
Location : 24 Lonsdale Drive Croston Leyland PR26 9SB
Applicant: Mr & Mrs K & M Ashcroft 24 Lonsdale Drive Croston Leyland PR26 9SB

Plan Ref 11/00251/FUL **Date Received** 23.03.2011 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 19.05.2011

Proposal: Erection of a two storey rear extension to provide additional living accommodation
Location: 11 Chorley Old Road Whittle-Le-Woods Chorley Lancashire PR6 7LB
Applicant: Mrs L Dickinson

Plan Ref 11/00255/FUL **Date Received** 24.03.2011 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 19.05.2011

Proposal: Erection of two storey rear extension and front porch canopy.
Location: 17 Royton Drive Whittle-Le-Woods Chorley PR6 7HJ
Applicant: Dr Somnath Kumar 17 Royton Drive Whittle-Le-Woods Chorley Lancashire PR6 7HJ UK

Plan Ref 11/00256/FUL **Date Received** 25.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 19.05.2011

Proposal: Retention of a single storey rear conservatory
Location: 92 Harrison Road Chorley Lancashire PR7 3HS
Applicant: Mr Henry Harding 92 Harrison Road Chorley Lancashire PR7 3HS

Plan Ref 11/00260/FUL **Date Received** 26.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 19.05.2011

Proposal: First floor side extension
Location: 7 Woodford Copse Chorley PR7 2ER
Applicant: Mr Douglas Rainford 7 Woodford Copse Chorley Lancs PR7 2ER

Plan Ref 11/00219/FUL **Date Received** 11.03.2011 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 20.05.2011

Proposal: Application to vary condition 12 (The Tree Report) attached to planning approval 10/00927/COU

Location: Bannisters Chorley Road Withnell Chorley PR6 8BG

Applicant: Mr & Mrs Clare Bannisters Chorley Road Withnell Chorley PR6 8BG

Plan Ref 11/00233/FUL **Date Received** 17.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 20.05.2011

Proposal: Replacement shop front

Location: Cheshire Building Society 4 - 6 Fazakerley Street Chorley Lancashire PR7 1BG

Applicant: Cheshire Contracts Shopfitting 151 Bennett Street Ardwick Manchester M12 4PE

Plan Ref 11/00259/FUL **Date Received** 25.03.2011 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 20.05.2011

Proposal: Replacement of existing wooden rear sunroom, polycarb roof panels with new Sunroom structure over the existing footprint with traditional slate roof structure to better match the existing main building roof. Minor window, door alterations to existing main building

Location: Westlea 210 Town Lane Whittle-Le-Woods Chorley PR6 8AJ

Applicant: Mr Brendon Utley 210 Town Lane Whittle-Le-Woods Chorley Lancashire PR6 8AJ UK

Plan Ref 11/00254/FUL **Date Received** 24.03.2011 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 23.05.2011

Proposal: Change of use of existing police accommodation at Buckshaw Community Centre into a veterinary clinic

Location: Buckshaw Community Centre Unity Place Buckshaw Village Chorley Lancashire

Applicant: Hillcrest Animal Hospital Water Street Chorley Lancashire PR7 1EX

Plan Ref 11/00263/FUL **Date Received** 28.03.2011 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 23.05.2011

Proposal: Construction of a temporary junction and access road for use during the construction period

Location: Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT

Applicant: Arley Homes North West Ltd

Plan Ref 11/00264/FUL **Date Received** 28.03.2011 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 23.05.2011

Proposal: Erection of a single storey kitchen extension and single storey living room extension
Location: 52 Glenmore Clayton-Le-Woods Chorley PR6 7TB
Applicant: Mr John Malone

Plan Ref 11/00266/FUL **Date Received** 28.03.2011 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.05.2011

Proposal: Erection of a first floor rear extension
Location: The Old School House 10 Hurst Green Mawdesley L40 2QT
Applicant: Mr & Mrs Mike McDonald The Old School House 10 Hurst Green Mawdesley L40 2QT

Plan Ref 11/00269/FUL **Date Received** 29.03.2011 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.05.2011

Proposal: Increase the size of a skylight on the rear of the house. Linking the house to the garage and converting the garage into a lounge with a bedroom and ensuite above.
Location: Bullens Barn Ulmes Walton Lane Ulmes Walton Leyland PR26 8LT
Applicant: Mr John Ascroft Bullens Barn Ulmes Walton Lane Ulmes Walton Leyland PR26 8LT

Plan Ref 11/00274/FUL **Date Received** 30.03.2011 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.05.2011

Proposal: Erection of a chimney to the side of property
Location: Orchard House 84 Parr Lane Eccleston Chorley PR7 5SL
Applicant: Mr Stephen Welch Orchard House 84 Parr Lane Eccleston Chorley PR7 5SL

Plan Ref 11/00361/NLA **Date Received** 20.04.2011 **Decision** No objection to NLA consultation

Ward: **Date Decided** 23.05.2011

Proposal: Neighbouring Local Authority consultation on a reserved matters application for the construction of an access road, foul water pumping station and layout of the NEAP/ open space (site 0.9ha) at Group 1, Buckshaw Village

Location: Land East Of Wigan Road On The Site Formerly Royal Ordnance Factory Group 1
Leyland
Applicant: South Ribble Borough Council

Plan Ref 11/00066/FUL **Date Received** 26.01.2011 **Decision** Refuse Full
Planning
Permission

Ward: Euxton North **Date Decided** 25.05.2011

Proposal: New access and hardstanding car parking area to serve angling club
Location: Pond 60 Metres North East Of Runshaw Hall Farm Runshaw Hall Lane Euxton
Lancashire
Applicant: Withnell Anglers Crossfields Cottage Bury Lane Withnell Chorley PR6 8BH

Plan Ref 11/00261/FUL **Date Received** 28.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Astley And
Buckshaw **Date Decided** 25.05.2011

Proposal: Erection of single storey rear extension incorporating existing rear conservatory and
erection of single storey side extension to existing detached garage
Location: 31 Mimosa Close Euxton Chorley PR7 1BT
Applicant: Mr John Heaton

Plan Ref 11/00267/FUL **Date Received** 28.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 25.05.2011

Proposal: Two Storey Side Extension
Location: 10 Tansley Avenue Coppull Chorley PR7 5DJ
Applicant: Mr & Mrs Macdonald 10 Tansley Ave Coppull Chorley Lancashire PR7 5DJ England

Plan Ref 11/00273/FUL **Date Received** 30.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Chorley North
West **Date Decided** 25.05.2011

Proposal: Erection of a detached garage, workshop and garden store
Location: 162 Collingwood Road Chorley PR7 2QF
Applicant: Mr Mark Sumner 162 Collingwood Road Chorley PR7 2QF

Plan Ref 11/00282/FUL **Date Received** 31.03.2011 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 25.05.2011

Proposal: Erection of stable block incorporating 2 stables and tack room in the rear garden.
Location: 106 Towngate Eccleston Chorley PR7 5QS

Applicant: Mrs Estelle Laybats-Marsden 106 Towngate Eccleston Chorley PR7 5QS

Plan Ref 11/00285/FUL **Date Received** 01.04.2011 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 25.05.2011

Proposal: Erection of a single storey front extension

Location: 16 Epsom Croft Anderton Chorley PR6 9LL

Applicant: Mr Peter Gribben 16 Epsom Croft Anderton Chorley PR6 9LL

Plan Ref 11/00286/CLPUD **Date Received** 01.04.2011 **Decision** Grant Certificate of Lawfulness

Ward: Chorley South West **Date Decided** 25.05.2011

Proposal: Certificate of lawful development for the conversion of an existing integral double garage and games room to granny flat (for disabled person) and installation of side facing ground floor windows.

Location: 4 Grosvenor Road Chorley PR7 2PJ

Applicant: Mrs Joyce Powell 43 Letchworth Drive Chorley PR7 2HG

Plan Ref 11/00297/FUL **Date Received** 05.04.2011 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 25.05.2011

Proposal: Erection of a front/side detached garage for storage and additional parking

Location: Meadowcroft Babylon Lane Heath Charnock Chorley Lancashire

Applicant: Mr Paul Sharples Meadowcroft Babylon Lane Heath Charnock Chorley Lancashire PR6 9EU

Plan Ref 11/00303/CLPUD **Date Received** 05.04.2011 **Decision** Grant Certificate of Lawfulness

Ward: Chorley North East **Date Decided** 25.05.2011

Proposal: Single storey rear extension

Location: 21 Laburnum Road Chorley PR6 7BE

Applicant: Mr & Mrs J Ford 21 Laburnum Road Chorley PR6 7BE

Plan Ref	11/00307/FUL	Date Received	06.04.2011	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	25.05.2011		
Proposal:	Erection of 2-storey front and side extension, single storey rear extension and new roof over existing garage				
Location:	Fairhaven Beech Avenue Anderton Chorley PR6 9PG				
Applicant:	Mr Andrew Lee Coachmans Cottage Dill Hall Brow Heath Charnock Chorley Lancs PR6 9HD				
Plan Ref	11/00311/FUL	Date Received	07.04.2011	Decision	Permit Full Planning Permission
Ward:	Chorley North East	Date Decided	25.05.2011		
Proposal:	Erection of a single storey front extension				
Location:	5 Bromley Green Chorley PR6 8TX				
Applicant:	Reverend J R Cree 5 Bromley Green Chorley PR6 8TX				
Plan Ref	11/00416/MNMA	Date Received	16.05.2011	Decision	Minor Non-Material Amendment Accepted
Ward:	Brindle And Hoghton	Date Decided	25.05.2011		
Proposal:	Application for minor non-material amendment to planning application 10/00623/FUL to remove an external door and reposition a door/window on the south-east elevation.				
Location:	4 Hewngate Gregson Lane Brindle Preston PR5 0ED				
Applicant:	Miss Margaret Rooney 4 Hewngate Gregson Lane Hoghton PR5 0ED				
Plan Ref	11/00258/FUL	Date Received	25.03.2011	Decision	Permit Full Planning Permission
Ward:	Pennine	Date Decided	27.05.2011		
Proposal:	Erection of a part two storey, part single storey rear extension				
Location:	122 Town Lane Whittle-Le-Woods Chorley PR6 8AG				
Applicant:	Mr Philip Birchall 92 Madison Park Westhoughton Bolton BL5 3WA				
Plan Ref	11/00289/FUL	Date Received	03.04.2011	Decision	Permit Full Planning Permission
Ward:	Chorley South East	Date Decided	27.05.2011		
Proposal:	_Existing front line of garage extended forward and new office space created to rear of garage. New 2nd floor bedroom with dormer window to side elevation carried out under permitted rights				
Location:	4 Little Carr Lane Chorley PR7 3JT				

Applicant: Mr David Jackson 4 Little Carr Lane Chorley Lancashire PR7 3JT UK

Plan Ref 11/00306/FUL **Date Received** 06.04.2011 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 27.05.2011

Proposal : Conversion of the loft to living accommodation incorporating front and rear dormers, erection of a two storey side extension , erection of a front and rear porch and construction of a pool within the rear garden

Location: 8 Huyton Terrace Adlington Chorley Lancashire PR6 9HU

Applicant: Mr John Broome 8 Huyton Terrace Adlington Chorley Lancashire PR6 9HU

Plan Ref 11/00298/OUT **Date Received** 05.04.2011 **Decision** Permit Outline Planning Permission

Ward: Chisnall **Date Decided** 31.05.2011

Proposal: Application to extend the time limit for implementation of extant planning permission 08/00308/OUT for the erection of a detached bungalow

Location: Land 18M East Of Beechcroft Brook Lane Charnock Richard

Applicant: Mrs J E Townley Roseheath Higher Lane Dalton Parbold WN8 7RA

Plan Ref 11/00315/FUL **Date Received** 08.04.2011 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 01.06.2011

Proposal: Proposed installation of an escape (fire) stair to rear of property

Location: 107 Market Street Chorley Lancashire PR7 2SQ

Applicant: Mrs Nabeela Imtiaz 107 Market Street Chorley Lancashire PR7 2SQ

Plan Ref 10/00936/FUL **Date Received** 19.10.2010 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 02.06.2011

Proposal: Change of use from holiday let to residential use

Location: Holly Cottage Back Lane Heath Charnock Chorley Lancashire

Applicant: Mr & Mrs J Mercer Makinson House Half Acre Lane Blackrod Bolton Lancashire BL6 5LR

Plan Ref 11/00232/LBC **Date Received** 16.03.2011 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 02.06.2011

Proposal: Listed building consent for proposed log store extension to rear of garage

Location: Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire

Applicant: Mr Myles Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 8TE

Plan Ref 11/00283/FUL **Date Received** 31.03.2011 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 02.06.2011

Proposal: Erection of a single storey rear sun lounge extension, a single storey rear family room extension and a first floor rear extension over the existing kitchen/ dining area
Location: Cam View Sheep Hill Lane Clayton-Le-Woods Chorley PR6 7ER
Applicant: Mr Darren Meadows Cam View Sheephill Lane Clayton-le-Woods Chorley Lancashire PR6 7ER England

Plan Ref 11/00293/FUL **Date Received** 04.04.2011 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 02.06.2011

Proposal: Erection of a two storey side extension
Location: 15 Clover Field Clayton-Le-Woods Chorley PR6 7RP
Applicant: Mr Matt Comber 15 Clover Field Clayton-Le-Woods Chorley PR6 7RP

Plan Ref 11/00320/TPO **Date Received** 11.04.2011 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 02.06.2011

Proposal: Pruning of Sycamore tree on Chorley Road, Charnock Richard
Location: Land Adjacent The Dog And Partridge Chorley Lane Charnock Richard
Applicant: Arley Homes NW Ltd The Old Rectory Rectory Lane Winwick Warrington WA2 8LE

Plan Ref 11/00321/TPO **Date Received** 11.04.2011 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 02.06.2011

Proposal: Retrospective application for tree pruning at Dog and Partridge, Chorley Lane, Charnock Richard
Location: Dog And Partridge Development Arley Homes Chorley Lane Charnock Richard Lancashire
Applicant: Arley Homes NW Ltd The Old Rectory Rectory Lane Winwick Warrington Cheshire WA2 8LE

Plan Ref 11/00331/FUL **Date Received** 12.04.2011 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 02.06.2011

Proposal: Erection of a single storey detached garage following the demolition of the existing wooden sheds
Location : 17 Village Croft Euxton Lancashire PR7 6NH

Applicant: Mrs Jasmine Cooper 17 Village Croft Euxton Lancashire PR7 6NH

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