



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 7th August 2012

In the Council Chamber, Town Hall, Chorley

At 6.30 pm

PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

The following procedure is the usual order of speaking but may be varied on the instruction of the Chair

ORDER OF SPEAKING AT THE MEETINGS

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

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

30 July 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 7TH AUGUST 2012

You are invited to attend a meeting of the Development Control Committee to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 7th August 2012 at 6.30 pm.

Members of the Committee are recommended to arrive at the Town Hall by 6.15pm to appraise themselves of any updates received since the agenda was published, detailed in the addendum, which will be available in the Members Room from 5.30pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 4)**

To confirm the minutes of the Development Control Committee held on 10 July 2012 as a correct record and be signed by the Chair (enclosed).

3. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

4. **Planning applications to be determined**

The Director of Partnerships, Planning and Policy has submitted 4 reports for planning applications to be determined (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 applications on our website.

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

- (a) 12/00296/FUL - Hall O'Th Hill Farm, Chorley Road, Heath Charnock, Chorley
(Pages 5 - 16)

Proposal

Installation of two 11kW wind turbines (18.3m to hub height and 25m to blade tip)

Recommendation

Permit full planning permission

- (b) 12/00586/OUT - Land East of Greenways and South of Rosewood, Parkside Drive, South Whittle-Le-Woods (Pages 17 - 24)

Proposal

Outline application (with all matters reserved) for the erection of 1no. detached dwelling on land opposite Greenways

Recommendation

Permit outline planning permission

- (c) 12/00664/OUT - Park Road Methodist Church Park Road, Chorley (Pages 25 - 28)

Proposal

Outline application for demolition of the existing church building and redevelopment of the site for residential use (seven houses)

Recommendation

Permit Full Planning Permission

- (d) 12/00463/REMAJ- Land North East of Buckshaw Hall and bounded by Buckshaw Avenue and Ordnance Road, Buckshaw Village, Lancashire (Pages 29 - 42)

Proposal

Reserved matters application for the erection of 123 dwellings with associated garaging, bin/cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village (resubmission of application 12/00148/REMAJ)

Recommendation

Permit full planning permission

5. **Planning Appeals and Decisions** (Pages 43 - 44)

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

6. **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

7. **Enforcement Report** (Pages 45 - 48)

Report of the Director of Partnerships, Planning & Policy (enclosed)

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

Yours sincerely



Gary Hall
Chief Executive

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Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Ken Ball, Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Steve Holgate, Roy Lees, Greg Morgan and Geoffrey Russell) for attendance.
2. Agenda and reports to Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Cathryn Filbin (Democratic and Member Services Officer) and Alex Jackson (Senior Lawyer) for attendance.
3. Agenda and reports to Development Control Committee reserves for information.

**This information can be made available to you in larger print
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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822 01257 515823

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

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Development Control Committee

Tuesday, 10 July 2012

Present: Councillor Paul Walmsley (Chair), Councillor Dave Rogerson (Vice-Chair) and Councillors Henry Counce, Jean Cronshaw, John Dalton, David Dickinson, Dennis Edgerley, Christopher France, Danny Gee, Harold Heaton, Roy Lees, Greg Morgan and Geoffrey Russell

Substitutes: Councillor Matthew Crow

Officers in attendance: Jennifer Moore (Head of Planning), Paul Whittingham (Development Control Team Leader), Alex Jackson (Senior Lawyer), Helen Lowe (Planning Officer), Hannah Roper and Cathryn Filbin (Democratic and Member Services Officer)

Also in attendance: Councillors Paul Leadbetter, Alison Hansford and Mick Muncaster

12.DC.183 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ken Ball and Steve Holgate. Councillor Matthew Crow attended the meeting as Councillor Holgate's substitute.

12.DC.184 MINUTES

RESOLVED – That the minutes of the meeting held on 12 June 2012 be confirmed as a correct record and signed by the Chair.

12.DC.185 DECLARATIONS OF ANY INTERESTS

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

Councillor	Item No
Councillor Harold Heaton	Item 4b - 12/00511/FUL Charnock Richard Football Club, Charter Lane, Charnock Richard, Chorley
Councillor Roy Lees	Item 7 – Enforcement report

12.DC.186 PLANNING APPLICATIONS TO BE DETERMINED

The Director of Partnerships, Planning and Policy submitted report on seven applications for planning permission to be determined.

In considering the applications, Members of the Development Control Committee took into account the agenda reports, the addendum and the verbal representations and submissions provided by officers and individuals.

- a) **Application:** 12/00369/FUL - Land 40m south of 2 and including 2 Nursery Close, Charnock Richard **Proposal:** Demolition of no. 2 Nursery Close and erection of 10 dwellings (8 no. two-storey houses and 2 no. bungalows), access road and associated development

The application was withdrawn by the applicant prior to the Development Control Committee.

(At this point Councillor Harold Heaton left the room for the duration of the following item and took no part in the discussion or subsequent vote.)

- b) **Application:** 12/00511/FUL - **Proposal:** Erection of 4 no. 15m high Charnock Richard Football Club, floodlight columns on main football pitch, Charter Lane, Charnock Richard, Chorley

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and an additional condition detailed in the addendum.

- c) **Application:** 12/00435/FULMAJ - St Josephs Roman Catholic School, Railway Road, Chorley **Proposal:** Erection of 20 affordable residential dwellings with associated infrastructure

RESOLVED (12:2:0) – That planning permission be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda and the amended and additional conditions detailed in the addendum.

- d) **Application:** 12/00498/FUL - Land rear of 31 to 39 Park Avenue and north of 173 Wigan Road Euxton **Proposal:** Erection of three detached dwellings

RESOLVED (unanimously) – That full planning permission be granted subject to the conditions detailed within the report in the agenda and the additional condition detailed in the addendum.

- e) **Application:** 12/00392/FULMAJ - Formerly Multipart Distribution Ltd, Pilling Lane, Chorley **Proposal:** Application for amendments to previously approved reserved matters approval, ref: 07/01228/REMAJ, incorporating substitution of plots R201-R280 (80 apartments) with 18 dwellinghouses and 34 apartments together with associated roads, sewers and landscaping (52 dwellings in total)

RESOLVED (unanimously) – That full planning permission be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda and the additional condition delegated to the Director of Partnerships, Planning and Policy in consultation with the Chair and Vice Chair, for the applicant to provide bollards located outside the perimeter of the site of the development.

- f) **Application:** 12/00475/FULMAJ - Group 1 Euxton Lane Euxton Lancashire **Proposal:** Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ

RESOLVED (12:0:2) – That the Section 73 application to vary a condition be granted subject to an associated Section 106 Legal Agreement and the conditions detailed within the report in the agenda.

- g) Application:** 12/00485/FUL - The **Proposal:** Demolition of Existing Detached Cottage, Back Lane, Bretherton, Cottage and Application for Retrospective Erection of New Build Detached Dwelling and Integral Garage
Leyland

RESOLVED (13:0:1) – That retrospective planning permission be granted subject to the conditions detailed within the report in the agenda.

12.DC.187 PLANNING APPEALS AND DECISIONS

The Director of Partnerships, Planning and Policy submitted a report which detailed one planning appeal that have been lodged, two planning appeals that had been dismissed and an enforcement appeal that had been lodged with the Planning Inspectorate. The report also contained information on two planning applications being approved by Lancashire County Council.

RESOLVED – That the report be noted.

12.DC.188 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED - That the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

(At this point Councillor Roy Lees left the room for the rest of the meeting taking no part in the discussion or subsequent vote of the following item.)

12.DC.189 ENFORCEMENT REPORT

The Director of Partnerships, Planning and Policy submitted a report which provided an update on the compliance with enforcement notices.

At the last meeting of the Development Control Committee on 12 June 2012, Members agreed that the period for compliance with the enforcement notices would not be extended and that officers would monitor progress on the continuing works to comply with the enforcement notices and report back to this meeting.

Since the last Committee, there had been two site visits. The first inspection on 29 June 2012 officers witnessed no further progress had been made on compliance with the enforcement notices. The second site visit took place 9 July 2012, on this occasion officers attended the new site and witnessed a significant amount of investment and progress had been made. The applicant's agent had advised that the new site would be operational within the next few weeks.

Once the new site was operational the works required to comply with the enforcement notice at the original site could be completed. At the existing site, officers had witnessed that a large amount of hardcore had been broken up. The whole process was expected to last four to six weeks.

RESOLVED (unanimously) – That Members of the Development Control Committee remained concerned about the lack of progress on the existing site and instructed officers to monitor the progress which was to be reported back to the next Development Control Committee on the 7 August 2012.

12.DC.190 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

The Head of Planning provided an update for Members of the Development Control Committee on the current legal position relating to Hut Lane.

The Planning Inspectors decision to refuse planning permission had been appealed. There will now be a judicial review with the decision being made by the Secretary of State. The Council's barrister has been informed and the Council would be supporting the Planning Inspector's decision.

Chair

Item 4a	12/00296/FUL
Case Officer	Mr David Stirzaker
Ward	Heath Charnock And Rivington
Proposal	Installation of two 11kW wind turbines (18.3m to hub height and 25m to blade tip)
Location	Hall O'Th Hill Farm Chorley Road Heath Charnock Chorley Lancashire
Applicant	Mr R Riley
Consultation expiry:	20 June 2012
Application expiry:	11 May 2012

Proposal

1. This application seeks planning permission for the erection of 2 no. wind turbines. The wind turbines would have hub heights of 18.3m and a height of 25m to the blade tips. The wind turbines are proposed to be located in an agricultural field to the south of Hall O'Th Hill Farm, Chorley Road, Heath Charnock. The application site is in the Green Belt.
2. The wind turbines will have white coloured blades and turbine heads and dull grey galvanised masts. The applicant's agent advises that the farmer will receive a tariff directly for which payment will be made for all electricity generated, not just that exported back to the grid. The farmer is paying for the installation of the turbines and will be the sole owner of the wind turbines.
3. Access to the application site is via the same road adjoining Bolton Road to the east, which serves Chorley Golf Club and Hall O'Th Farm, the applicant's property.
4. The applicant advises that the turbine size has been chosen to help contribute to the current and future energy needs of the client in terms of the considerable electricity consumption of the farm whilst the turbines will benefit from a good unimpeded wind resource, which is in excess of the minimum requirement of 4.5metres per second. The installation of the turbines will also provide the farm with a 20 year income through the Feed In Tariff.

Recommendation

5. It is recommended that this application be granted condition planning approval.

Main Issues

- The main issues for consideration in respect of this planning application are:
- Principle of the development
- Background information
- Impact on surrounding landscape and Green Belt
- Impact on the neighbours
- Ecology
- Traffic and Transport
- Public Right of Way

Representations

6. Cllr Kim Snape (Borough Councillor for Heath Charnock and Rivington) has objected to the application stating that the turbines will set a terrible precedent for other similar features to appear along the lovely countryside up to Rivington. The noise and visual impact will be impacted massively on local residents and the lack of consultation has not been great for residents.
7. In terms of the point raised on lack of consultation, additional neighbours were consulted on the application, within a week of this matter being brought to the, around a wider area in relation to the application site.
8. To date, 27 no. letters of objections have been received and 2 no. letters of support have been received.

9. The contents of the 27 no. objection letters can be summarised as follows: -

- The construction of the wind turbines would be an eyesore for miles around and in addition to noise, they do not generate nearly enough electricity to be warranted should be objection enough
- The wind turbines are located far too close to residential property and will generate noise and these turbines do not actually work if located next to buildings
- The local bat colony and other local wildlife will be affected and no sort of impact assessment has been submitted
- Despite multiple objections to the withdrawn application, it seems this one will be approved no matter what local residents say
- The wind turbines would be a gross intrusion into our enjoyment of our home where we have lived for 40 years and it is causing us great anguish
- Approximately 20 properties on Chorley Road, The Green and Lower Hill Drive will have a direct view of the turbines from the rear of their homes and a small 4m high tree near the proposed site can quite clearly be seen and the turbines will tower above this
- To have a constant noise from the wind turbines would be very annoying and when sleeping with windows open for ventilation, even the slightest noises seem amplified so noise would make living here not very nice
- The area around here is visually stunning and could be seen for miles around
- The wind turbines would affect property values in the area
- It will encourage others and before we know it, Rivington will be overrun with wind turbines
- My house backs onto the planned site for turbines and this land is green belt and this sort of land is regularly being lost to various structures/buildings
- I value the natural beauty of areas around my property and emphasise its importance to my 2 young children
- If a farm wishes to generate natural energy then there are other methods which can be used e.g. solar energy
- The noise of the turbines would also disturb wildlife, residents, walkers and golfers at nearby Chorley Golf Club
- Surely, the better option would be to put solar panels on the roofs of the large farm buildings
- Wind turbines are a good source of renewable energy, but should be built in areas away from people's homes and the countryside they enjoy, and preferably, several miles out to sea
- The application makes no sense economically so one must assume it is simply to set a precedent for the area i.e. a full scale wind farm to follow with numerous turbines over the Adlington and Rivington countryside
- On the basis of a mere 11Kw per turbine, the applicant would probably need 20 – 30 turbines to cover his operating requirements
- The whole character of the villages will be changed and not for the good all for the profitability of one farm
- The noise generated by the turbines is often much greater than actually stated
- Due to the elevation of the site, the turbines will be directly visible to surrounding properties to the west, south and east
- The amenity of Chorley Golf Club could be affected
- This whole area is a migration line for geese from west to east and back and also for migratory birds in spring and autumn from north to south and back
- Disfigurement of the Green Belt landscape with hideous 9 storey high structures – no justification so close to the boundary of both Heath Charnock and Adlington
- Producing enough electricity to power 2 domestic electric showers cannot be justified no matter how green this is viewed
- The carbon footprint of manufacturing and installing these structures will take many years, if at all to cancel out
- Turbines are the same height as Darwen tower and would overwhelm/affect the setting of Grade II listed Hall O' Th Hill Farm
- Request application be determined by full Development Control Committee not delegated powers – committee to make a site visit including tour of all far reaching points
- Applicant to elevate 2 helium balloons to 25m height of turbines to assist site visit
- The photomontages are inaccurate and misleading and do not comply with Landscape Institute advice note 01/09
- There needs to be an assessment on the listed building Rawlinson House on Slack Lane
- The turbines would spoil the views to and from Rivington and Anglezarke
- Whilst the power generated from the turbines would no doubt be remunerative to the applicant, as a hugely subsidised and inefficient form of power they would be of no use to the rest of the community and instead provide a permanent and wholly unwelcome blot on the landscape

- The turbines could have an affect on satellite services i.e. TV and internet
- It is widely acknowledged, more so in America, that wind turbines are the least affective way of generating electricity
- Living conditions would be detrimentally harmed by the turbines to varying degrees by noise and visual impact
- The turbines would diminish the fundamental aesthetic appeal of Rivington Pike as they would diminish the moors unique sense of openness and remoteness that visitors come to enjoy
- There is a long established rookery within the vicinity, a roost of bats locally, owls, curlews and kestrels amongst others
- Wind turbines are known to interfere with critical senses of wildlife because of noise and in addition there is a great threat of them flying into the path of the blades
- The ecological benefit of wind turbines has been greatly overstated, they are not the panacea that we have been led to believe and the disadvantages of them far outweigh the perceived benefits

10. The contents of the 2 no. letters of support can be summarised as follows: -

- The turbines would help the farm become more sustainable and will generate a source of income in an increasingly tough business environment
- Instead of being critical, we should support our local businesses to compete against larger multi national concerns
- Surely we should show a commitment towards green energy to help save our fossil fuels for future generations
- The structures are an investment in the future and will create a healthier environment for our children
- Any potential noise will be drowned out by local roads
- It is better to have wind turbines that houses at a later date
- The proposal should be approved, I urge the Council not to be swayed by 'nimby' comments and this is for the long term please support it
- The turbines would be visible from Rivington
- I live less than 500 metres from the proposed site and I can find no reasonable grounds for objection
- Further, some of the objections published thus far seem to be rather knee-jerk in nature, especially with regard to noise (far less than is generated by the M62) and visual impact (these turbines are very much smaller than commercial wind-farm turbines)
- Visual impact will not be great as houses on Chorley Road can barely see Rivington because of the lie of the land; if on the hill close to the farm and looking at Rivington the turbines will be either behind or to one side of the viewer and, if on Rivington itself, the turbines will be a) small and b) lost in the semi-industrial background of Chorley which exists
- The suggestion that the turbines will interfere with satellite reception is risible; the only building likely to be thus affected is Hall O'Th Hill Farm itself since it is immediately to the north of the site

Consultations

11. **Lancashire County Council (Ecology)** do not raise any objections to the proposed wind turbines subject to planning conditions stipulating that no vegetation clearance works should take place between March to August inclusive unless the absence of nesting birds has been confirmed by further surveys or inspections. It is also recommended that the stock piling of materials within 100m of a pond should be avoided unless materials are raised off the ground (i.e. on pallets).
12. **The Environment Agency**, on the basis that the wind turbines have been moved from the position previously proposed by application no. 12/00047/FUL which was withdrawn, do not now raise any objections to the application as the Environment Agency consider this has overcome their previous objection.
13. **NATS (National Air Traffic Control)** do not raise any objections to the application.
14. The **Civil Aviation Authority** has provided guidance which Local Planning Authorities should follow in determining such an application for wind turbines although no objections are raised but the Council is reminded of its obligation for consultation with National Air Traffic Control and the Ministry of Defence.
15. The **MOD (Ministry of Defence)** does not raise any objections to the application.
16. **English Heritage** do not wish to offer any comments on the application and advise that it should be determined in accordance with national and local policy guidance and on the basis of the Council's own specialist conservation advice.

17. **Chorley's Conservation Officer** advises that the application site is close to two listed buildings, designated heritage assets as defined in Annex 2 to the NPPF. These are Hall O'Th' Hill Farm and Hall O'Th' Hill itself, now Chorley Golf Club. This application is judged with reference to section 12 of the NPPF. In my opinion, given that the nearest of these buildings is around 150metres from the application site and that the farm is surrounded by other farm buildings, the impact of the development upon the significance of these designated heritage assets or their settings is negligible. In my view that significance will be sustained. Consequently I consider the application to be acceptable.
18. **Director People and Places** does not raise any objections to the application.
19. **Lancashire County Council (Archaeology)** advise that on the basis of a check of archaeological records, there are no significant archaeological implications.
20. **Planning Policy** have advised on the pertinent policies in relation to this application.
21. **Lancashire County Council (Highways)** do not raise any objections to the application subject to a condition requiring the submission and written approval of a Construction Traffic Management Method Statement.
22. **Chorley's Waste & Contaminated Land Officer** does not raise any objections to the application.
23. **Manchester Airport (Aerodrome Safeguarding Response)** do not raise any objections to the application.

Assessment

Principle of the development

24. The proposed development should be assessed against the Development Plan which comprises of the Regional Spatial Strategy, the Core Strategy, the Adopted Chorley Borough Local Plan Review, the NPPF and the companion guide to it.
25. The proposal is located in the Green Belt wherein Local Plan Policy DC1, which reflects the NPPF, sets out acceptable developments in the Green Belt. Wind turbines do not fall within the specified categories of acceptable uses, therefore planning permission will only be granted in very special circumstances.
26. Paragraph 91 of the NPPF in section 9 (Protecting Green Belt Land) states that: "*When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to succeed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.*"
27. Paragraph 98 of the NPPF in section 10 (Meeting the challenge of climate change, flooding and coastal change) also states: "*When determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions and should approve the application if its impacts are (or can be) made acceptable.*" However, the first issue in policy terms is whether or not the 'principle' of the development is acceptable in the Green Belt, a matter evaluated from paragraph 30 onwards in this report.
28. Policy 21: Landscape Character Areas of the recently adopted Core Strategy states that '*New Development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.*'
29. The preamble to this policy states that landscape is important in the way that it contributes to an area's distinctiveness and key activities and that all the 'natural' landscapes in Central Lancashire have been shaped by human activity over thousands of years. The preamble also refers to The Landscape Strategy for Lancashire (2000) which was produced by Lancashire County Council in partnership with the former Countryside Agency and the Lancashire Historic Landscape Characterisation. This document identified a broad range of landscape character areas within Central Lancashire worthy of conserving, protecting and enhancing.
30. Policy 28: Renewable and Low Carbon Energy Schemes of the Core Strategy states the following: -

Proposals for renewable and low carbon energy schemes will be supported and planning permission granted where the following criteria are met:

(a) *The proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment; (see paragraphs 49 to 62)*

(b) *The reason for the designation of a site with statutory protection would not be compromised by the development; (see paragraphs 63 to 67)*

(c) *Any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity; (see paragraphs 39 to 48)*

(d) *Any significant adverse effects of the proposal are considered against the wider environmental, social and economic benefits, including scope for appropriate mitigation, adaptation and/or compensatory provisions. (see paragraphs 77 to 78)*

31. As the site is in the Green Belt, it is therefore appropriate to consider any factors in support of the application, which individually or cumulatively could amount to very special circumstances that would outweigh the harm to the Green Belt. Additionally, the impact on the openness of the Green Belt should also be considered.
32. Firstly, in terms of openness, it is acknowledged that the turbines represent an encroachment of development into the countryside (which is one of the purposes for including land within the Green Belt). However, it should also be noted that there often is a requirement for wind turbines to be located within open areas away from built development to function effectively.
33. Turning to the issue of very special circumstances, the applicant has submitted a case in support of the application which covers a number of issues in favour of the application and to address the requirements of the NPPF (see paragraph 24 above).
34. The applicant highlights that the proposed development finds support in national planning policy which was identified in 2006 through the Stern Report. This report demonstrated that climate change must be managed if we are to avoid catastrophic social and environmental effects. The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper. This sets the challenging aim for the UK to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. The UK has a more tangible target to incorporate 10% renewable sources by 2010, and at least 20% by 2020.
35. The applicant advises that the proposed turbines would provide a modest but important contribution to addressing climate change and in terms of energy production, the wind turbines will produce around 25,000 kWh of renewable energy per turbine based upon the wind speed available on the site. This gives a potential annual total of 50,000kWh which will have a direct impact on reducing some 25-tonnes of carbon emissions.
36. The applicant asserts that the proposed turbines are small scale in comparison with the turbines found at larger wind farms, and other prominent vertical features in the British countryside such as electricity pylons. The 11kW turbine model has been chosen because the form of this turbine is considered to best suited to this landscape setting and the purpose for which it is intended. The mast design, which tapers towards the top, and the dull grey colour which is proven to blend in with the sky and surrounding landscape, result in reduced visibility over both mid and long-range distances. The nacelle of the turbine is small which reduces the bulk of this section of the turbine and helps again to minimise its impact on the landscape.
37. In terms of the benefits of the turbines to the site, the applicant advises that the turbine installation will greatly assist in the diversification of the farm as farming in general terms is changing; forced in the main by economic and climatic forces. In order to survive, both now and for future farming generations, farmers are having to embrace new technologies and ideas to best utilise their land to generate income. The installation of the turbines will provide the farm with a 20 year income through the Feed In Tariff. They will also help offset the considerable electricity consumption on the farm; another ever growing cost.
38. It is therefore considered that the above factors constitute 'very special circumstances' which outweigh any harm to the Green Belt, by way of inappropriateness. This being the case, the proposal accords with the NPPF in terms of 'principle' which is found to be acceptable.

Impact on neighbours

39. In terms of neighbour amenity and any resultant noise and disturbance, a noise assessment of the wind turbine has been included with the application.

40. The submitted noise report in relation to the turbines concludes that the noise level of the turbines at a distance of 100mtrs will be under 40dB (whispering levels) and only 45dB (quieter than conversational speech) at a distance of 60mtrs. The report advises that in general context, the noise of the wind itself (background noise) will be heard over that of the turbines.
41. With regards to shadow flicker, the turbine blade diameter is 14-metres and therefore the applicant asserts that shadow flicker would only occur within a 140-metre distance from the turbines. The nearest property is in excess of this distance from the turbines.
42. The Council's Director of People and Places has been consulted on the application and provided comments. In response, no objections have been raised to the proposed turbines in relation to noise nor have any been raised with regards to shadow flicker.
43. The nearest residential property (Slacks Farm), other than the applicants, is situated approx. 320m east of the site of the southern wind turbine. There is also another property on Slacks Lane (Rawlinson House) approx. 350m away. Both of these properties will have some views of the turbines. However, at the distances they are away from the site of the turbines, it is not considered that views of the turbines will cause harm to living conditions. There are also established trees between these properties and the site of the turbines that will have a filtering effect on any attainable views of the turbines. Views from properties further east than these will have limited views of the turbines due to the presence of established trees in the intervening landscape.
44. Lonsdale Farm is located to the south of the site approx. 350m away, a distance which is considered adequate to ensure the amenities of the occupiers of this property are not detrimentally harmed.
45. There is a property located on the road leading to the site and golf course (Noran) which is located approx. 330m away from the site of the turbines. This property sits at a lower level than the site (approx. 20m) so any views of the turbines will encompass the upper parts of the turbines which will be seen against the sky.
46. In terms of the residential properties further away, the dwellings located on Chorley Road (approx.. 480m away), Lower Hill Drive (approx.. 400m away) and Waterford Close (approx. 550m away) also sit below the level of the site of the turbines by at least 15m so again any views of them, which are attainable from properties on these roads will be of the upper parts of the turbines against the sky.
47. Properties further away on Stoneacre Drive to the south are approx. 560m away, properties on Sutton Lane are at least 620m away and properties on Windermere Drive, Thirlmere Close and Stonegate Fold are all 700m or more away from the site of the turbines. After Stonegate Fold, the nearest property on Babylon Lane is approx. 750m away from the site.
48. On the basis of the above and the various distances specified, it is concluded that the turbines will not have a detrimental impact on the living conditions of nearby residents. It is accepted that the wind turbines will be visible to varying degrees from the properties which have a view of the site. However, the turbines would be far enough away not to cause harm to living conditions and as detailed, the noise and shadow flicker generated by the turbines would not result in detrimental harm to the living conditions or nearby residents.

Impact on surrounding landscape and Green Belt

49. Wind turbines, by virtue of their purpose, are often sited on areas of open and exposed landscape, as is the case here, in order to gain the maximum benefit from the wind and in turn generate electricity.
50. The application includes a Landscape Assessment which includes 5 panorama images taken from various points around the local area. The panorama images show superimposed images of the wind turbines in situ and on the basis of these images and the assessment, it is concluded that the turbines will have a relatively minor visual impact on the landscape.
51. In 2000, a study entitled "A Landscape Strategy for Lancashire" was published by Lancashire County Council. This study provides an understanding of different landscape types and character areas and places different parts of Lancashire in various Landscape Character Areas. This document is referred to in the preamble to Policy 21 of the adopted Core Strategy.
52. The site of the turbines falls within landscape type 6b (West Pennine Foothills). This is described as being a complex transitional landscape of relatively small scale with intensive settlement. This area is also described as having a more gentle landform and vegetation cover than that of nearby higher ground. The main characteristic is the mixture of rural and agricultural land uses. A further study published in 2005 by the Lovejoy consultancy looked specifically at the sensitivity of landscapes in Lancashire to wind

energy proposals. The Lovejoy study places the application site as having a moderate sensitivity to wind development. Within this area, the study states that the scale of development potentially acceptable is defined as being small scale development. The study provides a typology for small scale development as comprising of clusters of 2 to 5 1.3MW turbines. These documents therefore provide a useful evidence base for the determination of planning applications.

53. The wind turbines are proposed to be sited on a plateau which sits at a higher point than most of the surrounding land to the east, south and west although to the north, the level of the land continues to rise towards the applicant's property (Hall O'Th Hill Farm) and the clubhouse for Chorley Golf Course. To the west, the level of the land falls and then rises again up towards from where views are attainable of the site from Babylon Lane.
54. Although the turbines would be higher than anything else found in the landscape in the vicinity of the site they are proposed upon, the turbines are relatively slender structures and would be well spaced with a gap of 45m between them. It is not considered that they would detract from the sense of space and openness of the area surrounding the site of the turbines which is an important attribute of the Green Belt. Also, the dimensions and spacing of the turbines would not significantly interfere with longer views to the extent that views would be blocked or seriously obstructed.
55. In terms of the visual impact of the turbines, it is accepted that given the height of the turbines and the movement of their blades, they will be seen from a number of public vantage points, particularly from the network of public footpaths and tracks near to the site itself, on higher ground to the north and east, the lower ground to the west and south and from the golf course. It is also accepted that that the turbines would be seen from some of dwellings around the site.
56. However, from many of the closest footpaths across the site, the upper parts of the grey coloured masts and their white coloured turning blades would be seen against the sky, whilst from some of the viewpoints from the north, including the golf course, the lower parts of the masts would be seen against and with the backdrop of well established trees and the landscape to the south, the level of which rises after it falls away from the site. From further afield, particularly from the higher land to the east and north, the turbines would be seen at some distance with the upper parts of the turbines seen against a wide expanse of sky although these vistas will include established trees and the cluster of buildings of Hall O'Th Hill Farm in the vista. The grey finish of the mast and the white finish of the turbine hub and blades will reduce the prominence of the turbines when they are seen against the backdrop of the sky.
57. From the west, when seen from Chorley Road, The Green and Lower Hill Drive, roads which are between 20m and 25m lower than the site, any attainable views would be of the upper parts of the turbines and these will be seen against a backdrop of sky. However, the nearest of the properties to the west with views of the site are approx. 340m away (Noran and The Green). The same can also be said of any views of the turbines from Stoneacre Drive, Sutton Lane and Windermere Drive to the south. In terms of views of the site from Babylon Lane, where it opens up after the Stonegate Fold development, these are direct across to the site although the turbines will be seen with the established trees.
58. As stated, the site has been identified in the Lovejoy study as having a moderate sensitivity to wind development wherein small scale development is deemed as being potentially acceptable (i.e. 2 to 5 1.3MW turbines) in principle. This development of 2 no. 11kW wind turbines does not exceed the typology specified. Notwithstanding this, from both the nearer and more remote public vantage points with attainable views of the turbines, it is not considered that the turbines would have an unacceptable and harmful visual impact on the local landscape character.
59. With regards to Green Belt policy, as set out in the 'Principle of Development' section of this report, the turbines are considered to be an acceptable form of development in the 'in principle'. On Green Belts, the NPPF (Section 9 paragraph 79) states that *'the essential characteristics of Green Belts are their openness and their permanence.'*
60. The turbines do represent an encroachment of development into the countryside/Green Belt, which is one of the reasons for including land in the Green Belt. However, this has to be balanced against the requirement for turbines to be sited in open areas well away from buildings and structures which could impede or divert the flow of wind. Of necessity, this invariably means that a large proportion of turbines are located in areas of countryside away from settlements.
61. In terms of longer distance views attainable from Rivington, the turbines will be seen at some distance and against a wide expanse of sky and with the established trees adjacent to the site. However, the slender dimensions of turbines and their light colour means that the views from Rivington will not be detrimentally harmed to an extent that the character of the landscape within which the turbines sit would

suffer harm. Likewise, the turbines are such that it is not considered that they will result in detrimental harm to the openness of the Green Belt.

62. It is therefore considered that the turbines comply with the objectives of the pertinent planning policies which seek to safeguard the existing landscape character and the openness of the Green Belt as whilst the turbines will be visible from a wide range of vantage points, their presence in the landscape will not cause a detrimental level of harm to it.

Impact on setting of listed buildings

63. As already set out in the consultations section, English Heritage have advised that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's own specialist conservation advice.
64. The Council's Conservation Officer advises that the application site is close to two listed buildings which are designated heritage assets as defined in Annex 2 to the NPPF. These are Hall O'Th' Hill Farm and Hall O'Th' Hill itself, now Chorley Golf Club. The application therefore assessed in accordance with Section 12 of the NPPF.
65. Given that the nearest of these buildings is around 150metres from the application site and that the farm is surrounded by other farm buildings, the impact of the development upon the significance of these designated heritage assets or their settings is considered to be a negligible one.
66. In terms of the comment raised in the objections that an assessment should be done in terms of impact on Rawlinson House, this property is located approx. 350m east of the site of the turbines which is 200m further away than Hall O'Th Hill Farm is from the site and no concerns have been raised in relation to this by the Conservation Officer.
67. On this basis, it is not considered that the turbines will have a harmful impact on the significance of the aforementioned heritage assets.

Ecology

68. The previously submitted application (Ref No. 12/00047/FUL) proposed 2 no. wind turbines located in closer proximity to the field boundary and this resulted in LCC (Ecology) objecting to the application.
69. The turbines are now proposed to be sited (50m) further away from the field boundaries or features which LCC (Ecology) considered as being suitable for bats. LCC (Ecology) state that due to the position of the turbines, based on Natural England Guidance notes (TIN 059 and 051) impacts on bats seem reasonably unlikely.
70. In terms of Great Crested Newts, LCC (Ecology) advise that the application area lies approximately 100m from a pond and several other ponds lie within the nearby area which may have the potential to support Great Crested Newts. However, it appears that the proposed development would affect only intensively managed improved grassland and would be sub-optimal for amphibians. This in combination with the small footprint of the development it would seem reasonably unlikely that the proposed development would have an impact on Great Crested Newts. However as no survey of the pond has been undertaken, a precautionary approach to avoid impacts on Great Crested Newts is advised. A planning condition is therefore recommended. The applicant should be made aware that works should stop if Great Crested Newts are suspected or found and advice should be sought from Natural England. Any other amphibians should be moved to a safe area of suitable habitat.
71. In terms of breeding birds, LCC (Ecology) advise that the proposed wind turbines do not appear to be located within an area identified as supporting significant bird populations sensitive to wind turbines (RSPB and Lancashire Wildlife Trust, July 2008). However, these areas are not definitive and the need for an ornithological assessment proportionate to the likely impact should be considered on a case by case basis. In this case, Lancashire County Council does not have records of any priority bird species likely to be affected by the proposed development. This combined with the location of the proposed turbines and the small scale of the proposed development suggest that any requirement for a detailed ornithological assessment may be disproportionate to the likely impacts, unless evidence has been provided by another consultee indicates that there is a significant bird population that may be adversely affected. There is not a requirement to consult Natural England on this application and the Environment Agency have not raised any issues in terms of impacts on bird populations.
72. In terms of cable routing, more information is required and this can also be made the subject of a planning condition. On the basis of the comments of LCC (Ecology), there are no concerns that the proposed turbines would detrimentally impact on the various ecological elements specified by LCC (Ecology).

Traffic and Transport

73. Access to the site of the wind turbines would be via the same road which leads to Chorley Golf Club and Hall O'Th Hill Farm. LCC (Highways) have considered the proposals and do not raise any objections to the application on the basis that a planning condition is imposed which requires the applicant to submit to the Council, prior to the commencement of development, a Construction Traffic Management Method Statement including details of construction vehicle routing, junction management, timing of vehicle movements, details of banksmen/escorts for abnormal loads, temporary warning signs, proposed accommodation works and the traffic management on existing highway network.

Public Right of Way

74. A public footpath (Path No. 67) runs adjacent to the site of the wind turbines along the western boundary of the field and the southern boundary of the field (Path No. 59) within which the turbines are proposed. The northern turbine would be located approx. 54m east of path no. 67 at its nearest point whilst the southern turbine would be located 56m east of the path no. 67 at its nearest point.

75. In terms of the footpath which runs to the south of the turbines, (Path No. 59), the southern wind turbine would be approx. 31m from the path whilst the northern turbine would be approx. 73m from the path.

76. In terms of safety, whilst PPS22 has now been superseded by the NPPF, the companion guide to it is not specifically mentioned in Annex 3 (Documents replaced by this Framework) of the NPPF, which lists the documents replaced by the NPPF. The companion guide can still therefore be afforded weight and this document states that the fall over distance for turbines should be the height of the turbine to the tip of the blade, plus 10%. In this case, the required distance for safety purposes would be 27.5m. Both of the turbine locations exceed this distance. As such, it is considered in this case that reasonable steps have been taken to maintain the safety of local residents and other members of the public wishing to use the public footpath which runs adjacent to the site of the turbines.

Overall Conclusion

77. This application turns on whether or not the balance of harm is sufficient to outweigh the significant benefits of carbon reduction and the provision of a source of renewable energy and whether or not 2 no. wind turbines would cause detrimental harm to the landscape character. There are no concerns with the impact of the turbines on the amenities of local residents which could justify the refusal of the application and could thereafter be substantiated at appeal. In terms of the impact of the wind turbines on local ecology, traffic and transport, the public rights of way and the setting of the nearby listed buildings, there are also no concerns that would form the basis of reasons to refuse planning permission and indeed can be mitigated by planning conditions.

78. With regards to landscape impact, it is accepted that the wind turbines will be visible from various vantage points around the site. However, the landscape character will not be detrimentally harmed as a result of the wind turbines and in terms of Green Belt impact; the wind turbines will not have a significant impact on openness, which is one of the most important attributes of the Green Belt. This being the case, it is not considered that there are sufficient reasons why planning permission should not be granted.

Other MattersSustainability

79. As already stated, the turbines comply with the criteria specified in Policy 28 of the Core Strategy. In providing a source of renewable energy, this policy provides support for renewable and low carbon energy schemes subject to compliance with the specified criteria (a to d listed in paragraph 28 of this report). In this case, it is considered that the application complies with the said criteria.

Non-material planning considerations

80. Some of the objections have suggested that the applicant installs solar panels on the existing farm buildings rather than the wind turbines proposed. However, the Council must determine this application for the 2 no. wind turbines in accordance with the development plan.

81. In terms of an objector requesting that development Control committee carry out a site visit before determining the application, this report contains a full assessment of the application and all of the issues relating to it. However, if Members consider that a site visit is warranted, it is of course open to Members to defer the application for a site visit, if they so wish.

Planning PoliciesNational Planning Policies:

National Planning Policy Framework (NPPF)

Adopted Chorley Borough Local Plan Review

Policies: GN5 / DC1 / EP4 / TR4

Joint Core Strategy

Policy 16: Heritage Assets
 Policy 21: Landscape Character Areas
 Policy 22: Biodiversity and Geodiversity
 Policy 28: Renewable and Low Carbon Energy Schemes

Sites for Chorley Issues and Options Discussion Paper December 2010

Policy BNE6: Heritage Assets

Planning History

12/00047/FUL - Installation of 2 no. 11kW small domestic micro wind turbines (18.3m to hub height and 25m to blade tip) – Withdrawn

09/00747/FUL - Replacement poultry rearing building – Permitted

02/00073/FUL - Replacement chicken house - Permitted

98/00715/FUL - Erection of Poultry Shed – Permitted

98/00714/FUL - Erection of covered silage clamp – Permitted

83/00087/FUL - Poultry House for production of broiler chickens (200 feet by 80 feet) – Permitted

76/00765/FUL - Extension and alterations – Permitted

75/00079/FUL - Covered Treated Water Reservoirs, allowing grazing on completion - Withdrawn

Recommendation: Permit Full Planning Permission Conditions

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

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

2. If either turbine hereby permitted ceases to operate for a continuous period of 6 months then, the wind turbine(s) and any other ancillary equipment and structures shall be dismantled and removed from the land and the land restored to its original state within 3 months of the cessation period.

Reason: To ensure that the rural landscape is not littered with structures that are no longer needed or have outlived their useful lives and in accordance with the NPPF, Policy 28 of the Core Strategy and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

3. This permission shall expire no later than 25 years from the date that the first turbine is erected. Within 6 months of the expiration of the permission, all elements of the development shall be removed and the land restored to its former condition. Reason: To ensure that the rural landscape is not littered with structures that are no longer needed or have outlived their useful lives and in accordance with the NPPF, Policy 28 of the Core Strategy and Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

4. If any materials associated with the development hereby permitted are stockpiled on land which is within 100m of a pond, the materials shall be stored off the ground (e.g. on pallets) for the duration of storage. Reasons: In the interests of protected species and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review and the NPPF (National Planning Policy Framework).

5. No vegetation clearance works or other works that may affect nesting birds shall commence between March and August inclusive, unless the absence of nesting birds has been first confirmed through appropriate surveys and/or inspections carried out by a suitably qualified ecologist which are submitted to an approved in writing by the Local Planning Authority. Reason: To ensure nesting birds (including ground nesting birds) are not adversely affected by the development in accordance with the NPPF and Policy EP4 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 the colour finish to all external facing elements of the wind turbines (i.e. mast, blade and

hub body) (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials. *Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. DC1 and GN5 of the Adopted Chorley Borough Local Plan Review, Policy 28 of the Core Strategy and the NPPF.*

7. The development hereby permitted shall not commence until full details of all cable routing and reinstatement works have been submitted to and approved in writing by the Local Planning Authority. The cable routing works shall only be carried out in accordance with the approved details and reinstatement works. *Reasons: To ensure that the works do not compromise local ecology and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local plan Review and the NPPF.*

8. Before the development hereby approved is first commenced, a Construction Traffic Management Method Statement shall be submitted to and approved in writing by the local planning authority. The turbine construction and traffic management plan shall include:

- construction vehicle routing;
- the management of junctions with and crossings of the public highway;
- the timing of delivery vehicle movements including turbine component delivery vehicles;
- details of banksmen/escorts for abnormal loads;
- temporary warning signing;
- proposed accommodation works and where necessary a programme for their subsequent removal and the reinstatement of street furniture, where required along the route;
- traffic management on the existing highway network.
- provide bond for full value of reinstatement.
- approval is secured by the main contractor for the passage of all construction vehicles over all highway structures from the relevant responsible authorities (i.e. canal, railway, highway over-bridge etc.).
- there is confirmation from the main contractor that access arrangements (ingress, egress and vehicle turning space) at the development site are considered suitable for construction vehicles.

The development shall be carried out and implemented in full in accordance with the approved details thereafter. *Reasons: To ensure there is no unreasonable inconvenience to other road users, to ensure all plant and vehicles are suitably sized to use the access road, to ensure all plant and vehicles are not a danger to themselves or any other road user(s) (i.e. pedestrians / horses / vehicles / cyclists), in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review 2003, and to notify the MOD of certain information which is required so the data can be plotted on flying charts to make sure the military avoid this area.*

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Item 4b	12/00586/OUT
Case Officer	Mrs Helen Lowe
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Outline application (with all matters reserved) for the erection of 1no. detached dwelling on land opposite Greenways.
Location	Land East Of Greenways And South Of Rosewood Parkside Drive South Whittle-Le-Woods Lancashire
Applicant	Mrs S Aspden
Consultation expiry:	13 July 2012
Application expiry:	1 August 2012

Proposal

1. This application proposes the erection of one detached dwelling. The application is in outline only, with all matters reserved, however it has been indicated that the property would be two stories high and an indicative layout has been provided.
2. The application site currently comprises a vacant area of land within the settlement boundary of Whittle le Woods. The land is largely level in nature and grassed over. There are a number of small trees and shrubs on the land.
3. The site is bounded by another vacant plot of land to the north, and by the gardens of other residential properties to the east and south. To the west lies Parkside Drive South, a private unadopted Road. There are further residential properties on the west side of Parkside Drive South.
4. An outline application for erection of two dwellings on the site was refused earlier this year (ref. 12/00022/OUT). An appeal against this refusal has been submitted, but is still on-going.

Recommendation

5. It is recommended that this application is granted conditional outline planning approval.

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Impact on the neighbours
 - Design
 - Impact on streetscape and character of the area
 - Trees and Landscape
 - Ecology
 - Traffic and Transport

- Drainage and Sewers

Representations

7. Three letters of objection have been received, making the following comments:
 - The development will not be in keeping with the other properties on the land;
 - There is a boundary dispute on the north edge of the plot that must be resolved;
 - The development sits too far forward in the plot, Parkside Drive South must be 36foot wide at all points, this must comprise a 12ft grass verge either side of the 12ft road;
 - Will exacerbate surface run off, there is a spring in the proximity;
 - Any development will cause considerable disruption to dwellings at the bottom of the land with regard to traffic, noise and access during construction;
 - There are covenants on the land;
 - Must have assurance that water drainage pipes located at the rear of the plot will not be affected.
8. No letters of support have been received
9. Whittle le Woods Parish Council have objected to the proposal. The street scene on Parkside Drive South should be preserved. Continued development would erode the exclusivity of the area. There could be future development on the other half of the plot. The Parish Council would prefer a single house on the whole of the original site.

Consultations

10. **Parks and Opens Spaces Manager** There would be no justification for a request for a financial contribution towards the provision of public open space in the area.
11. **United Utilities** Comments still awaited
12. **Lancashire County Council (Highways)** No further comments than those made previously - the street is unmade and increased traffic will lead to additional wear and tear, the site is unlikely to encourage non-car use mode of transport, will provide poor pedestrian accessibility and will not be mobility inclusive. For these reasons recommend that the application is resisted on highway grounds.
13. **Chorley's Waste & Contaminated Land Officer** recommends the addition of an informative advising that a report identifying potential sources of contamination be submitted.
14. **Chorley Council Planning Policy** This proposal is acceptable provided that the scheme meets the requirements of criteria (a) to (g) of Local Plan Review Policy HS6: Housing Windfall Sites. It is not considered that the site acts as a private residential garden for Greenways and so the Interim Garden Development Policy does not apply.
15. The site is greenfield land, however the applicant has submitted an assessment that satisfies criterion (f) and shows that there are no available brownfield sites available in Whittle-le-Woods.

Assessment

Principle of the development

16. The application site is a previously undeveloped site located within the settlement boundary of Whittle le Woods, and as such Policy HS6 of the adopted Local Plan is relevant.
17. Policy HS6 (f) of the Local Plan review also required that any application for residential development on unallocated, previously developed land, irrespective of size, should include details which demonstrate to the Council that there are no suitable allocated or previously developed sites which area available in the settlement boundary that could accommodate the dwellings being proposed.

18. The applicant has carried out an assessment of sites available sites in the local area. It concludes that there are no suitable allocated or previously developed sites available in Whittle le Woods that could accommodate the development proposed.
19. It should be noted that Chorley's housing commitment can currently be met from sources other than Greenfield sites. The 2010 Central Lancashire Strategic Housing Land Availability Assessment indicates that Chorley has a 5 year deliverable housing supply, so there is no need to release such sites for housing development. Land with potential for housing is also identified for the 6-10 year and 11-15 year periods. Therefore, the Borough's future housing requirements can be met from existing housing allocations, previously developed sites and safeguarded land without reliance on Greenfield development.
20. One of the 12 core principles of the NPPF is that planning should seek to encourage the effective use of land that has been previously developed, although it does not preclude development of previously undeveloped land. One of the other core principles of the NPPF is that development should be focussed in locations that are sustainable. It is considered that the site is located in a relatively sustainable location with easy access to public transport, amenities such as a shop, church and school nearby and the means to access other amenities easily. The NPPF also states that development in sustainable locations should be approved without delay.
21. Given that the applicant has demonstrated that there are no suitable previously developed sites for development in the local area and that the site is located within a sustainable location within a settlement it is considered that the proposed development is acceptable in principle.

Impact on the neighbours

22. The application is currently only in outline stage, however it would appear from the indicative information provided that the Council's interface standards could adequately be met.

Design

23. The specific design of the proposed dwelling has not been submitted with this application; however this part of Whittle le Woods is characterised by large residential properties, sat within large landscaped plots. The specific design of the existing house types in the surrounding area is varied, with different styles and materials. The main issues in terms of design concerning this application are size, scale and density of the development, which are dealt with below.

Impact on street scape and character of the area

24. In considering the impact of the proposal on the streetscene and character of the area, regard should be had to a recent appeal decision for seven detached dwellings at the Coppice and Royle, Shaw Hill (application reference 10/00101/FUL) and the recent refusal for two dwellings on the site. This appeal was dismissed partly because of the impact on the character and appearance of the area. This was with specific regard, amongst other things, to density and local distinctiveness. It is considered that the circumstances considered at this appeal are comparable and are relevant in assessing this application, although it is acknowledged that the appeal related to seven dwellings and this proposal relates to one.
25. The settlement of Whittle le woods contains a diverse mix of residential properties and the site the subject of this application forms a parcel of land to the east of Greenways and to the south of Rosewood (with similarly sized plot of land between the application site and Rosewood). The site is largely surrounded by large detached properties set in extensive, landscaped gardens with significant number of trees. All these features contribute to the character of the area when viewed from Parkside Drive South.

26. The NPPF attaches considerable importance on achieving good design and a high quality built environment. It states that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness.
27. The importance of high quality design is reflected in the recently adopted Central Lancashire Core Strategy. Policy 17 seeks to emphasise the importance of high quality design in new development and specifically states that design of new buildings will be expected to take account of the character and appearance of the local area. Policy 5 states that Local Authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area. Consideration will also be given to making efficient use of land. Policy HS4 of the Local Plan echoes the above policies and is considered to conform with current National Policies.
28. The application site comprises a smaller plot in comparison to those already established in the immediate surrounding area, particularly Parkside Drive South itself. Whilst closer in size to the plots at Holly Bank House and Rosewood to the north and the recently erected dwelling to the rear of 105 Preston Road, it would still be the smallest plot on Parkside Drive South to be developed (the plot of land to the north, between the application site and Rosewood is slightly smaller). The reduction in the proposed number of dwellings from two to one, however, represents an improvement from the previous application and would considerably lessen the impact of the proposal on the character of the area.
29. When considered against plot sizes on Preston Road and Hardacre Lane nearby however the site is of a comparable size. A single dwelling on a plot of this size would not appear unusual and would have an adequate amount of private amenity space. On balance it is considered that a single dwelling on this plot would not cause such a significant change to the character of the area to warrant refusal of the proposals. The design of the dwelling would be determined at the reserved matters stage and a suitably high quality design secured.
30. The comments made by the Parish council regarding the use of the application site and adjacent plot to form a single site are noted, however, the two plots are in separate ownership and it cannot be assumed that this would ever be deliverable. The application site at 23m wide by 33m deep is still reasonable sized plot for a single dwelling.

Trees and Landscape

31. The application site is largely open. A few small trees/shrubs are located on the site, however it is not considered that the loss of these would be unduly harmful to the visual amenity of the area. No details of proposed landscaping have been submitted with the proposals.

Ecology

32. To the west of Parkside Drive South lie woodland and a pond, both approximately 100m from the application site. There are also a number of mature trees in close proximity to, but not directly affected by the application site. According to standing advice provided by English Nature these are habitats where protected species may be found. Although the site is not directly linked or adjacent to these sites, it would be helpful to establish if further ecological surveys are warranted.

Traffic and Transport

33. Whilst the detailed design of the proposed development has not been submitted it is considered that there would be sufficient capacity on the site to accommodate the required parking standards. Concerns were raised from LCC Highways during the course of the last application regarding the increase in traffic on Parkside Road South as a result of the proposal and the potential adverse impact on highway safety this may give rise to. As Parkside Drive South is a private, unadopted road, it is considered that the

potential deterioration and likely up keep of the road would not be a sufficient reason to warrant refusal of the proposal. This is a private matter.

34. Although Parkside Drive South itself does not have a designated footpath, the low number of dwellings served by the property means that it is relatively lightly trafficked and it is not considered that it would be unduly hazardous for a pedestrian. Preston Road is a short distance away (less than 200m) and served by regular bus services, and other amenities (as discussed above) are nearby therefore the site is considered to be in a sustainable location in accordance with the NPPF. For these reasons it is considered that the grounds of objection from LCC Highways cannot be sustained.

Drainage and Sewers

35. The concerns of the neighbouring residents regarding surface water run-off are noted. Conditions can be attached to ensure that permeable ground surface materials are used.

Overall Conclusion

36. This is a balanced decision, with a number of factors to consider. The proposed development would have an impact on the open character of the immediate locality, which comprises unusually large plots with single dwellings. When considered in a wider context (such as in relation to properties to the north end of Parkside Drive South and Hardacre Lane) it is not so unusual and the plot is still relatively large. This impact upon the character of the area must be balanced against the need to make efficient use of land, and the relatively sustainable location of the development (in relation to access, public transport and amenities). The NPPF does clearly state that development in sustainable locations should be approved without delay. It is not considered that the impact on the character of the area would be so detrimental as to sustain a refusal in light of these other considerations, and particular the thrust of the national policies. Therefore, on balance the proposal is accordingly recommended for approval.

Other Matters

Non- material planning considerations

37. The issues raised regarding the boundary disputes and covenants on the land are not material planning considerations and cannot be taken into consideration in determining the application. Any noise and disturbance arising as a result of the construction period would be of a temporary nature and for a site of this size and scale it is not considered that it would be reasonable to attach conditions relating to the construction phase of development.

Planning Policies

National Planning Policies:

NPPF

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, EP9, HS4, HS6, HS21, TR4

Central Lancashire Publication Core Strategy

Policy 5: Housing Density; Policy: 17 Design of New Buildings

Chorley's Local Development Framework

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

Sites for Chorley- Issues and Options Discussion Paper December 2010

HS3.

Planning History

12/00022/OUT Erect two detached houses on land opposite Greenways

Refused 8 march 2012

Recommendation: Permit Outline Planning Permission

Conditions

- 1. An application for approval of the reserved matters (namely the external appearance of the dwellings, the layout and landscaping of the site and the means of access thereto) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved. Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The application for approval of reserved matters shall be accompanied by full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times. Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.**
- 3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details. Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.**
- 4. The application for approval of reserved matters shall be accompanied by 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 to ensure that the proposed surface materials do not lead to an unacceptable increase in surface water run off and in accordance with Policy Nos. GN5, HS4, EP18 of the Adopted Chorley Borough Local Plan Review.**
- 5. The 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 the National Planning Policy Framework and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.**
- 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 unless the Local Planning Authority otherwise approve in writing.

Reason: To ensure the development is in accordance with Government advice contained in the National Planning Policy Framework and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

7. The dwelling shall not be occupied until a letter of assurance, detailing how the dwelling 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 the National Planning Policy Framework and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. *Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*

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Item 4c	12/00664/OUT
Case Officer	Mrs Hannah Roper
Ward	Chorley North East
Proposal	Outline application for demolition of the existing church building and redevelopment of the site for residential use (seven houses).
Location	Park Road Methodist Church Park Road Chorley LancashirePR7 1QN
Applicant	Chorley Methodist Church
Consultation expiry:	6 August 2012
Application expiry:	28 August 2012

Proposal

1. Outline application for the demolition of the existing church building and redevelopment of the site for residential use (seven houses).
2. The application seeks only outline permission, with all matters other than means of access and siting of houses to be reserved.

Recommendation

3. It is recommended that this application is granted outline planning approval subject to appropriate conditions.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Impact on the neighbours
 - Traffic and Transport
 - Loss of Community Facility

Consultations

5. **Chorley's Conservation Officer** - Subject to design details to be submitted at Reserved Matters, the significance of the heritage asset, 12 – 16 Park Road and the St Laurence's Conservation Area, will be enhanced as a result of the proposed development. The application is therefore acceptable.
6. **Director People and Places** – It is recommended that due to the sensitive end-use of the development, the applicant submits to the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, 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.
7. **Lancashire County Council Ecology** – No comments have been received to date.

Representations

8. One letters of objection has been received from neighbours as follows; -.
 - 9. A resident of Park Road is concerned about existing traffic and car parking problems being exacerbated if the site were used for housing, especially in the day and at peak morning & afternoon school run times; loss of privacy and loss of light to his house which is situated facing the site across Park Road.

Assessment

Background Information

10. The proposed development involves the demolition of the current buildings and the redevelopment of the site for housing. It is understood from pre-application consultations regarding this proposal that redevelopment of the site is being considered because of the poor structural and decorative condition of the buildings and the fact that the church congregation has diminished to such a level that it is now proposed to merge with that at Trinity Methodist Church, Gillibrand Walks, Chorley.
11. A previous application for seven houses on the site was withdrawn due to land ownership issues. These issues have been resolved prior to the submission of the current application.

The Site

12. The site is located on Park Road in Chorley, close to the Town Centre and adjacent to St Lawrence Conservation Area. The site forms part of a block which is bounded by Park Road to the west, Nichol Street to the north, Parker Street to the east and a path to the south. Park Road comprises mainly two storey semi-detached and terraced dwellings although there are some three storey buildings to the south within the Conservation Area. To the rear along Parker Street are modest two storey terraced dwellings. Dwellings around the site are mainly constructed out of facing red brick or grey stone. The existing site contains a Methodist Church and an attached Sunday school and mainly hardstanding
13. Immediately south of the application site is St Laurence's Conservation Area, which contains a number of designated heritage assets, including the grade II listed buildings at 12 to 16 Park Road. The existing church building dates from the late 1960s and, in the view of the Council's Conservation Officer, is considered to be of little historic, architectural or aesthetic value and, furthermore, to be beginning to cause visual blight to the appearance of the adjacent conservation area and the setting of the grade II listed 12 - 16 Park Road.

Principle of the development

14. The principle of residential development on the site complies with the provisions of policies HS4 and HS6 of the Chorley Local Plan Review and Policy 1 of the Central Lancashire Core Strategy. The site is highly accessible, being situated close to the town centre and public transport facilities; the indicative scheme layout plan submitted demonstrates that sufficient car parking could be provided on site for the seven houses proposed. Indeed, since the previous application was withdrawn, the scheme has been amended to provide in-curtilage parking for all dwellings. The submitted siting plan demonstrates that the houses could be situated so as to comply with the criteria set down in the Council's Design Guidance SPG in terms of interface distances. Detailed design issues would be considered should a Reserved Matters application be submitted, but it is clear that there is potential for a satisfactory scheme to be drawn up.

Impact on the neighbours

15. The site is on a main road in predominantly residential area and seven houses would be likely to generate less pedestrian and vehicular traffic than the existing use, therefore, it is considered unlikely that the use of the site for housing would have any detrimental impact on neighbouring residents. The scheme submitted shows vehicular access for four houses being made from Parker Street, and for three houses from Nichol Street. There is already a vehicular access to the existing church car park from Parker Street and it is considered that any net increase in vehicular movements would be minimal and well within acceptable levels for these roads. Details of the appearance, height, materials and landscaping of any houses to be built would be considered separately should a Reserved Matters application be submitted.
16. The change in appearance of the site that one objector from Parker Street was concerned about, would be likely to be either neutral or beneficial for the neighbouring occupiers. From Parker Street, the scheme submitted would provide a view that would be more open than at present and include residential gardens and car parking rather than a back-of-pavement wall and car park than at present.
17. Any houses fronting onto Park Road would have no effect on light reaching existing houses on the far side of Park Road as a resident of a house opposite the site has objected to. They would be at least 21 metres away from facing homes and, though the details would be the subject of a further application, probably be no higher than the existing church and other buildings adjacent to the site.

Loss of a community facility

18. In order to comply with Policy PS3 of our Local Plan, which relates to community centres, village halls and similar facilities, it would need to be demonstrated that either alternative provision of a similar standard and in a suitable location would be made available or that redevelopment would lead to an improvement in the overall quality and availability of existing facilities.

19. It is understood from pre-application discussion that it is the applicant's intention to sell the site to raise funds to enable the Trinity Methodist Church, Gillibrand Walks, Chorley site to be refurbished or re-developed. Further details of how Policy PS3 would be complied with would need to be provided should any Reserved Matters application be submitted.

Traffic and Transport

20. The indicative scheme layout provides for each of the seven proposed houses to have off-road two car parking spaces, which would be sufficient to meet the Council's requirements for houses with up to three bedrooms.
21. Given the fact that each proposed new house would have designated off-road parking facilities and that seven houses would be likely to generate fewer journeys to the site than the present use, it is considered unlikely that the proposed development would generate additional traffic or car-parking problems in the vicinity.

Section 106 Agreement

22. Any future reserved matters application may be subject to a legal agreement requiring the payment of a commuted sum towards the provision of play-space.

Overall Conclusion

23. The outline proposal complies with Council policies and the use of the site for residential development is acceptable in principle.

Planning Policies

National Planning Policies:

National Planning Policy Framework, part 12 Conserving and Enhancing the Historic Environment, paragraphs 131 and 132

Adopted Chorley Borough Local Plan Review

Policies:

- HS4 – Design and layout of residential developments
- HS6 – Housing windfall sites
- TR4 – Highway Development Control criteria
- PS3 – Protection of community centres and village halls

Supplementary Planning Guidance:

Design Guidance SPD

Central Lancashire Core Strategy

- Policy 1 – Locating Growth
- Policy 17 – Design of New Buildings

Also; St Laurence's Conservation Area Appraisal and Management Proposals' document, which was adopted by the Council's Executive Cabinet as a supporting document for use in the Development Management process on 1 October 2009.

Site History

The site history of the property is as follows:

- | | | | | | |
|---------------------|---|------------------|--------|-----------------------|---------------|
| Ref: | 12/00043/OUT | Decision: | PCO | Decision Date: | |
| Description: | Outline application for demolition of the existing church building and redevelopment of the site for residential use. | | | | |
| Ref: | 03/01269/FUL | Decision: | PERFPP | Decision Date: | 15 March 2004 |
| Description: | Replacement of existing concrete slab and post fence with steel railings 1.52m high, | | | | |
| Ref: | 12/00043/OUT | Decision: | PCO | Decision Date: | |
| Description: | Outline application for demolition of the existing church building and redevelopment of the site for residential use. | | | | |

Recommendation:**Permit Full Planning Permission
Conditions**

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

2. Prior to the commencement of development a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures shall be submitted to and approved in writing by the Local Planning Authority.

The report should include an initial desk study, site walkover and preliminary risk assessment as defined in 'CLR 11: Model Procedures for the Management of Land Contamination'. Should the initial study identify the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority.

The development and remediation measured shall be carried out in accordance with the approved report.

Reason: To ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).

3. The approved plans are:

Plan Ref.	Received On:	Title:
1150 03	02/07/2012	Site Layout as Proposed

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

Item 4d	12/00463/REMAJ
Case Officer	Mrs Hannah Roper
Ward	Astley And Buckshaw
Proposal	Reserved matters application for the erection of 123 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village (resubmission of application 12/00148/REMAJ)
Location	Land North East Of Buckshaw Hall And Bounded By Buckshaw Avenue And Ordnance Road Buckshaw Village Lancashire
Applicant	Redrow Homes
Consultation expiry:	20 June 2012
Application expiry:	9 August 2012

Proposal

1. The application relates to the erection of 123 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village.
2. The application site is located within the Southern Commercial Area which has a specific Design Code (November 2006) document.
3. Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.

Recommendation

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

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Housing Development
 - Housing Adjacent to the Local Retail Centre
 - Housing Adjacent to Buckshaw Hall
 - Affordable Housing
 - Density
 - Levels
 - Impact on the neighbours

- Impact on the setting of the Listed Building
- Open Space
- Traffic and Transport
- Noise
- Drainage and Sewers
- Section 106 Agreement

Representations

6. 1 letter of objection has been received requesting that the side elevation of the properties adjacent to the boundary with Orbit development are obscure glazed.

Consultations

7. **The Council's Housing Manager** has commented in respect of the affordable housing contribution
8. **The Environment Agency** has no objection subject to various conditions/ informatives
9. **The Architectural Design and Crime Reduction Advisor** has no comments to make
10. **Chorley's Conservation Officer** has commented on the proposals
11. **Lancashire County Council (Highways)** have commented on the application
12. **Chorley's Waste & Contaminated Land Officer** has no objection in respect of waste storage and collection
13. **The Council's Parks and Open Spaces Officer** has commented on the initial proposed play space. Comments on the amended plans will be reported on the addendum.
14. **The Council's Policy and Design Team Leader** has commented in respect of design issues

Applicants Case

15. The following points have been forwarded in support of the application:

Assessment

Principle of the development

16. Policy 1 (c) iii of the Adopted Core Strategy identifies Buckshaw Village as a location for strategic growth. Policy GN2 of the Adopted Chorley Borough Local Plan Review also applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village.

Housing Development

17. The application as originally proposed development incorporating the erection of 2 two bedroom houses, 27 three bedroom houses, 19 four bedroom houses and 75 two bedroom apartments. This mix included 5 blocks of three storey apartments. As the application has progressed improvements to the layout of been made and the scheme as presented to committee now incorporates 4 two bed maisonettes, 24 three bedroom houses and 19 four bedroom houses and 75 two bedroom apartments. The scheme can be split into two distinct areas: housing adjacent to the local retail centre and housing adjacent to Buckshaw Hall which can be further sub-categorised into Green Space Housing and Contemporary Housing.

Housing Adjacent to the Local Retail Centre

18. Three of the proposed apartment blocks (45 two bedroom apartments in total) and 4 maisonettes are located adjacent to the retail local centre. When reserved matters planning approval was granted in January 2009 (08/01100/REMMAJ) for the retail elements of the Southern Commercial Area a concurrent application was considered (08/01098/REMMAJ) for purely residential properties adjacent to the local retail centre. This application proposes to amend part of the previous reserved matters approval for the residential dwelling in respect of the part of the site within Redrow's ownership.
19. The previous reserved matters approval incorporated 24 one bedroom apartments and 14 four bedroom houses on this part of the site. The proposed scheme incorporates the erection of 4 two bedroom dwellings, and 42 two bedroom apartments (within three 3 storey blocks).
20. Within the Masterplan, approved as part of the outline planning permission and the Southern Commercial Design Code, this parcel of land is allocated as a mixed use area including housing. The Masterplan states that this parcel should reflect the transition of the area from rural to urban incorporating 2 to 3 storey blocks, principally terraces with individual houses sandwiched in between or attached.
21. When planning permission was previously granted for this part of the site the design of the properties was one of the main considerations. The apartment blocks incorporated front projections, vertically proportioned windows and dormer style windows in the roof space. The dwelling houses reflected more modern properties with dormer windows and front balconies. It was considered that the use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represented late 18th Century dwelling houses whereas the more modern dwelling houses with stone window surrounds and square windows represent mid-19th Century dwelling houses. This was considered to be in accordance with the Design Code for this area and reflected the adjacent character of the retail centre.
22. This application follows the withdrawal of an application for 124 dwellings at the application site. Concerns were raised at this stage that the features which ensured that the scheme reflected the adjacent character of the retail centre had been reduced/lost.
23. The proposal incorporates a mixture of three storey apartment blocks and 2 storey maisonettes. The apartment blocks are located on corner plots with open space and pedestrian access located to the side and rear of the buildings.
24. The proposed dwelling houses will be accessed via Buckshaw Avenue/Ordnance Road. Parking is provided in the form of rear parking courts and parking to the front of the Evesham house type.
25. The scheme incorporates 81 parking spaces, in accordance with the Council's current requirements 98 spaces would be required (8 for the 4 maisonettes and 90 for the 45 two bedroom apartments). As such the scheme as submitted has a deficit of 17 car parking spaces, see paragraphs 63-66 for a detailed assessment

Housing Adjacent to Buckshaw Hall

26. Buckshaw Hall is a Grade II* Listed Building which has planning permission (06/00449/FUL) for a single residential dwelling. The Design Code for the Southern Commercial Area identifies three distinct areas for housing development adjacent to Buckshaw Hall. These include 'Buckshaw Hall Housing' to the north of the Hall which does not form part of this application, 'Green Space Housing' to the south of the Hall which in this case includes the apartments on plots 1027-1056 (30 two bedroom apartments in total) and plots 1014-1019 (6 dwelling houses) and 'Contemporary Housing' the remainder of parcels M and N (as identified within the original Masterplan for the whole Village) between the Hall and Ordnance Road, which in this case includes plots 1001-1013, 1020-1026 and 1057-1074 (38 dwelling houses in total).

Green Space Housing

27. The Design Code for this part of the site identifies that the greenspace will provide a setting for the Hall and will be a focus for the housing which faces onto it. The space will include a footpath/cycleway connection and a detention pond close to the railway. The Design Code confirms that contemporary

houses will not normally be acceptable next to the greenspace and the character theme is pre and post industrial revolution evolving out of Buckshaw Hall from late 18th to late 19th Century.

28. The submitted scheme includes a mix of detached and semi-detached two storey dwelling houses, which are Redrow's standard house types, and two 3 storey apartment blocks. The proposals for this part of the site (plots 1027-1056 and 1014-1019) include the erection of 4 three bedroom dwelling houses and 2 four bedroom dwelling houses along with 30 two bedroom apartments.
29. The Design Code suggests that the house types should be principally terraced with individual houses sandwiched in between. Late Georgian houses are appropriate incorporating a mixture of vertically proportioned windows, brick or stone quoins, stone heads and cills, stone surrounds to vertical/square windows (19th Century)
30. The late 18th Century properties should incorporate front curtilages enclosed by metal railings whilst the later properties should be at the back of the footpath. Occasional landmark buildings may be set back with larger front gardens.
31. Materials should include setts, cobbles and paviours or concrete products such as concrete setts and kerbs which mimic natural materials. Parking should be in the form of courtyard parking with no parking in front of the dwelling houses facing the greenspace.

Contemporary Housing

32. The Design Code confirms that contemporary housing is permissible within this part of the site which is characterised by infill development behind older development. The typical density should be 30-40 dwellings per hectare with developer's standard house types and in curtilage parking.
33. The scheme includes a mix of detached and semi-detached two storey dwelling houses which are Redrow's standard house types. The proposals for this part of the site (plots 1001-1013, 1020-1026 and 1057-1074) include the erection of 21 three bedroom dwelling houses and 17 four bedroom dwelling houses. This is considered to be in accordance with the Design Code.

Affordable Housing

34. Redrow Homes initially confirmed that plots 1091 and 1092 would be affordable for rent to address Redrow's outstanding affordable housing obligation at Buckshaw Village.
35. The Council's Housing Manager has commented that she is happy with the location of the two affordable homes, however due to a number of amendments to the scheme that have taken place, the affordable houses initially proposed have been amended to two maisonettes. The Housing Manager has stated that the original houses would have been more attractive in terms of the affordable market housing.
36. Given the number of affordable housing units proposed in this instance it is considered that the design benefits of the proposed maisonettes outweigh the potential attractiveness of houses compared to the maisonettes.

Density

37. The application site area is 9.421 acres which equates to 3.81 hectares and has developable area of 6.974 acres which equates to 2.8 hectares. The proposal incorporates the erection of 122 new dwellings which equates to approximately 44 dwellings per hectare.

Levels

38. The levels across the site are relatively flat with a small rise from south to north (proposed FFL of the apartment blocks 61.00 to FFL 62.80 at the northern most part of the site).
39. Internally within the layout the finished floor levels of the properties and neighbouring properties are not significant and where the levels differ by in excess of 0.5 metre greater spacing is provided to take this into account.

Relationship with the Orbit Office Development

40. At the southern boundary of the site three storey apartments are proposed. On the adjacent site three storey office blocks were granted planning permission to Orbit Developments in November 2009 (09/00659/REMMAJ). The finished floor levels of the proposed (apartments) are 61.00 and 61.25 which are slightly higher than the approved finished floor levels of the adjacent office block (60.75).
41. Orbit Developments were consulted on the previous application and raised concerns in respect of the proposed apartment buildings adjacent to their site. Their concerns related to the siting of habitable room windows (at a distance of approximately 13m) in respect of the interface with their office building.
42. Due to the siting of the proposed apartments the main habitable room windows will be 23 metres from the side elevation of the office building. Given the level difference there is no requirement to exceed the Council's standard spacing distances and as such this distance is considered to be acceptable.
43. There are windows proposed in the side elevation of the proposed apartment block which will directly overlook the car park of the office accommodation approximately 6 metres from the boundary. Due to the design of the proposed offices there is the potential for interface issues in respect of these windows due to the fact that the offices incorporate 'wrap around' windows. To ensure that there is no loss of amenity to the future residents a condition will be attached to obscurely glaze these side windows which is possible in this situation as these windows are not the primary windows serving the rooms.
44. Orbit Developments have been consulted on this application and their comments will be reported on the addendum.

Impact on the neighbours

45. The submitted scheme respects the Council's spacing standards. As such it is not considered that the proposals will result in any loss of amenity to the future residents.

Impact on the setting of the Listed Building

46. Due to the proximity of the site to Buckshaw Hall the impact on the setting of the Listed Building is a material consideration. The Council's Conservation Officer has reviewed the proposals and commented that Buckshaw Hall is a 'designated heritage asset' as defined by Annex 2 to the NPPF. Section 12 of the NPPF deals specifically with conserving and enhancing the historic environment. Paragraphs 131, 132, 134 and 137 are pertinent in this application. The relevant considerations in respect of the proposed development are the potential impact upon the significance of a designated heritage asset or that of its setting.
47. It is considered that the setting of this designated heritage asset has already been severely degraded as a consequence of its location within the former Royal Ordnance Factory (ROF) Chorley site. The building's original rural, agricultural setting disappeared in the 1930s and can never be recreated. Additionally Buckshaw Hall is located within the Buckshaw Village development and that outline consent has already been granted for residential development within its immediate vicinity.
48. It is considered that the buffer of the site, the original curtilage of the building and its kitchen garden, must be conserved in order that what remains of the significance of its setting is not further degraded by encroaching development.
49. In this respect the Council's Conservation Officer considers that the proposed development respects the setting of Buckshaw Hall and retains an appropriate separation distance between it and the designated heritage asset. The building is being left able to 'breathe' and maintains the important views of the Hall from Central Avenue.
50. In conclusion the Conservation Officer considers that the remaining significance of the setting to the designated heritage asset, Buckshaw Hall, will be sustained as a result of the proposed development.

Relationship with the Railway Station

51. This application site includes the detention basin adjacent to Central Avenue/ Buckshaw Hall which already has the benefit of planning permission (07/00660/FUL). The detention pond has been designed to balance the flow rate of water into the surrounding watercourses in the Buckshaw Village area and will serve the southern commercial area of Buckshaw Village.
52. When planning permission was previously granted landscaping was also proposed around the pond area with a footpath and cycleway incorporated along with a viewing platform. The plans submitted with this application detail a proposed footpath around the pond. Since the previous approval the railway station has been constructed and the detention pond is located adjacent to the car park. A gate has been included within the western end of the car park to enable pedestrian access to the station. The completion of the detention pond (the feature has already been dug out) will enable pedestrian access from Central Avenue to the railway station.
53. The approved level of the station car park in this location is approximately 61.5 and details a slope down to the detention pond to a level of approximately 60.5. The gate to the car park has been identified on the accompanying plans and the path arrangement has been amended to provide a footpath connection directly onto the main cycleway route passing through the development. Additionally the plans include a note requiring the access path to be constructed at a maximum gradient of 1 in 15.

Open Space

54. As part of the footpath/cycle link (greenspace area) from Central Avenue the submitted layout plan details a play area adjacent to Central Avenue. This play area is identified on the Southern Commercial Masterplan as a Local Equipped Play Area (LEAP). The Design Code identifies that this LEAP needs to be sensitively sited so as not to impact on the setting of Buckshaw Hall and the proximity of the detention pond is a consideration from a safety perspective. The Design Code also states that a 20 metre buffer zone is required between the housing and the play area so not to disturb the adjoining occupiers along with the inclusion of a degree of public supervision to avoid the potential for nuisance and anti-social behaviour.
55. The Council's Conservation Officer has considered the proposals in respect of the setting of Buckshaw Hall and confirmed that the location of the LEAP will be acceptable as it will not harm the significance of this designated heritage asset any further than the setting has been already compromised by the current surrounding development.
56. In respect of the 'buffer zone' the proposed layout achieves 25 metres to plot 1026 and 20 metres to the proposed apartment block. The suggested layout however allows for a degree of natural surveillance of the play area, a further requirement of the design code and appropriate conditions can be attached to the recommendation to ensure that the residents of these are aware of the siting of the play area before they purchase the property. This will reduce future potential of the residents to object to the siting of the play area as they will be fully aware of this feature.
57. In respect of the previous application Redrow Homes enquired about the potential for replacing the proposed LEAP with a small skate / scooter ramp park. Their suggestion was to replace the playground with a skate / scooter park sited further towards the railway line (in the shadow of the road-bridge abutment to invoke a suburban setting) and/ or the provision of a small skate park and a separate toddler's playground. It is understood that this request came from some Buckshaw residents.
58. The Council's Parks and Open Spaces Officer reviewed this request and confirmed that he did not consider that the proposal to provide a small skate park in lieu of the toddler and teen play areas was acceptable as it is important to see some provision for toddler and younger children's play on this site.
59. Following receipt of these comments Redrow Homes have deleted the skate /scooter park from the plans. The proposed play area design does however incorporate a piece of equipment for skates / scooters.
60. The Parks and Open Spaces Officer also raised concerns in respect of the previous application relating to natural surveillance and lighting. In this regard Redrow have confirmed that the play area has been

located adjacent to the cycleway network, which will be lit, thereby providing some illumination at night. The footpath / cycleway network has been located to relate to the adjacent dwelling, but also provide enough separation to ensure that residential amenity is maintained. There are no plans to light the footpath connection down to the railway station car-park or the play area. Furthermore amendments have been sought to the scheme that re-orientated the apartments along the southern boundary in such a manner that they will now provide a degree of overlooking of the play space.

61. The Council's Parks and Open Spaces Officer has reviewed the proposals and confirmed that the play area is well located related to the footpath and there will be passive surveillance from neighbouring properties. The scheme includes a diverse selection of equipment for a range of age groups and there are some more challenging pieces of kit which will be good for older children.
62. The only comment which the officer makes relates to the location of the play area and its proximity to the adjacent balancing pond. Concerns are raised that the southern boundary of the play area is now located quite close to the balancing pond. There are 1.2m high railings proposed around the play area but the officer would like Redrow to confirm how the banks of the pond will be defined. This will be addressed on the addendum.

Traffic and Transport

63. The Highway Engineer has reviewed the proposals and made the following comments. The site layout plan has been revised to address some of the highway issues raised in respect of the previous application. As such the Highway Engineer has raised no objection to the proposals although clarification is sought on a number of points addressed below.
64. Specifically the Engineer has noted that the communal (apartment) bin stores are now better positioned and the level of visitor parking has been increased from 1 space for every 5 apartments, originally proposed, to 2 spaces per every 3 apartments.
65. It is noted that the overall level of car parking is still not in compliance with the preferred standards, i.e. 2 spaces per 2 bed apartment, however this is an improvement when compared to the previous submission and as such the Highway Engineer considers that with 50 visitor spaces proposed for 75 apartments the parking provision is acceptable.
66. Clarification is sought on:
 - ☐ The dimensions for manoeuvring space on/off the car parking spaces.
 - ☐ Exiting provisions for vehicles using the end car parking spaces
 - ☐ Details of the 2 turning areas along the shared surface developments

Revised plans have been submitted further to the points above. The plans have not addressed the points above directly, however the Highways Engineer has no highway objection to the proposal.

Noise

67. Due to the proximity of the railway lines to the site the Council's Environmental Health Team commented on the previous application in respect of noise and requested that the following features are considered:
 - ☐ Acoustic double-glazed windows to be provided in all habitable rooms with an unobstructed view towards the railway. Specification of the windows to be approved by the local planning authority.
 - ☐ Acoustically treated ventilation units (e.g. Silavent acoustic air bricks) to be provided for all habitable rooms, with windows, that have an unobstructed view of the railway. Specification of the units to be approved by the local planning authority.
68. These elements can be addressed via condition

Relationship with the Railway

69. Due to the proximity of the railway line Network Rail have been consulted on the proposals. They have commented that the applicant must provide a 1.8m high trespass proof fence adjacent to the boundary with Network Rail land and must make provision for its maintenance and renewal without encroaching on Network Rail land. No vegetation on Network Rail land should be disturbed. No fencing installed should prevent Network Rail from maintaining its only boundary treatment. Network Rail have also requested to see any construction drawings in relation to the proposed pond and water discharge. Informatives have been recommended.

Drainage and Sewers

70. The proposals have been reviewed by United Utilities who have no objections to the scheme subject to conditions in respect of drainage. United Utilities have confirmed that the proposals will have no impact on UU's sewer apparatus.

Section 106 Agreement

71. This site forms part of the wider Buckshaw Village Development which was originally granted outline permission in 1999 and amended in 2002. The S106 Agreement and associated obligations were negotiated and agreed at the outline stage and as such the Council has no ability to request further obligations at this stage particularly on a reserved matters application which is directly related to the outline planning approval.

72. This notwithstanding Lancashire County Council have requested the following S106 obligations:

- Education= £ 500,435
- Youth & Community= £ 81,840
- Waste Management= £ 59,520

73. The National Planning Policy Framework guidance published on 27th March 2012 replaces Circular 05/2005 in respect of Planning Obligations. The NPPF states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

74. As the obligations for this site have already been secured it is not considered that further requests meet the above tests or are necessary to make the development acceptable. As such further obligations will not be secured via this reserved matters application.

Overall Conclusion

75. Through a number of amendments secured to the scheme, it is now considered that the scheme optimises the layout and potential design of the site and is in general accordance with the Design Code for Buckshaw Village. As such it is recommended that the application is recommended for approval.

Other MattersWaste Collection and Storage

76. Adequate provision is required as part of the development for bin storage and to enable the refuse vehicles to collect the bins. The Council's Waste and Contaminated Land Officer has reviewed the scheme and confirmed that he has no objection to the waste storage and collection provision for the proposed scheme.

77. The proposed scheme incorporates bin stores in respect of the apartment blocks which are capable of accommodating 6 euro bins.

Planning Policies

National Planning Policies:

National Planning Policy Framework

North West Regional Spatial Strategy:

Policy DP1: Spatial Principles

Policy DP4: Make the best use of Existing Resources and Infrastructure

Policy DP7: Promote Environmental Quality

Policy RDF1: Spatial Priorities

Policy L4: Regional Housing Provision

Policy L5: Affordable Housing

Policy RT9: Walking and Cycling

Policy EM5: Integrated Water Management

Adopted Chorley Borough Local Plan Review

Policies:

GN2: Royal Ordnance Site, Euxton

GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats

GN9: Transport Accessibility

EP18: Surface Water Run Off

HS4: Design and Layout of Residential Developments

HS5: Affordable Housing

TR1: Major Development- Tests for Accessibility and Sustainability

TR4: Highway Development Control Criteria

TR18: Provision for pedestrians and cyclists in new developments

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide
- Southern Commercial Design Code

Planning History

97/00509/OUT: Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

07/00660/FUL: Proposed formation of a detention basin off Central Avenue, Buckshaw Village, Chorley.
Approved July 2007

08/01098/REMAJ: Reserved matters application for the erection of 84 apartments and 24 dwelling houses at the Southern Commercial Area, Buckshaw Village. Approved January 2009

08/01100/REMAJ: Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping. Approved January 2009

10/00237/DIS: Application to discharge condition no. 3 attached to planning approval 08/01100/REMAJ. Discharged April 2010

10/00334/FULMAJ: Application under Section 73 to vary Conditions 1, 5, 6, 12, 13 and 14 as attached to Planning Permission Reference 08/01100/REMAJ. Approved July 2010

10/00379/DIS: Discharge of condition nos. 4, 7, 8, 10 and 16 attached to planning approval reference 08/01100/REMAJ Discharged July 2010

10/00381/MNMA: Application for Minor Non Material Amendments to planning application 08/01100/REMAJ (Tesco store) and 08/01099/FUL (Tesco filling station). Approved May 2010

10/00591/FULMAJ: Erection of a railway station, access road and associated car parking at Buckshaw Village including parking provision on the south side of the railway. Approved August 2010

11/00141/DIS: Application to discharge the planning condition of planning permission 10/00591/FULMAJ (for erection of a railway station, access road and associated parking and infrastructure at Buckshaw Village). Pending Consideration

12/00148/REMAJ: Reserved matters application for the erection of 124 dwellings with associated garaging, bin / cycle stores, parking areas, landscaping, roads, drains, sewers and boundary treatments at the Southern Commercial Area, Buckshaw Village. Withdrawn

Recommendation: Permit Full Planning Permission

Conditions

1. The proposed development must be begun not later than two years from the date of this permission. *Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The approved plans are:

Plan Ref.	Received On:	Title:
BSC/DSL/001 Rev H	11 th July 2012	Detail Site Layout
Q-02093-Q9J9 Issue 1	19 th July 2012	Proposed Toddler and Junior Play Areas
02 Rev E	11 th July 2012	Waste Management Strategy
03 Rev F	11 th July 2012	Materials Layout
RED/BSC/BCS01	8 th May 2012	Bin/ Cycle Store
Rev A	25 th May 2012	Double Garage Type 1
Rev A	25 th May 2012	Single Garage Type 1
Rev A	25 th May 2012	Double Garage Type 2
Rev A	25 th May 2012	Double Garage Type 3

RED/BSC/LP01	8 th May 2012	Location Plan
04 Rev C	11 th July 2012	Boundary Details Layout
4264&4265-BSTD-01 Rev C	11 th July 2012	Boundary Details Plan
4163.01 Rev E	11 th July 2012	Landscape Proposals Sheet 1 of 3
4163.02 Rev E	11 th July 2012	Landscape Proposals Sheet 2 of 3
4163.03 Rev E	11 th July 2012	Landscape Proposals Sheet 3 of 3
DHSB03	25 th May 2012	The Broadway- Evesham floor plans
DHSB03	25 th May 2012	The Broadway- Evesham elevations
D3H102	8 th May 2012	The Warwick (Brick)
D3H102	8 th May 2012	The Warwick (Render)
D3H095	8 th May 2012	The Letchworth (floor plans)
D3H095	8 th May 2012	The Letchworth (elevations)
D3H111	8 th May 2012	The Worcester
L4521-ALT-901	27 th July 2012	The Worcester + Alt
D4H114	8 th May 2012	The Stratford (Brick)
D4H114	8 th May 2012	The Stratford (Render)
D4H127	8 th May 2012	The Oxford (Brick)
D4H127	8 th May 2012	The Oxford (Render)
L4521-OXF-ALT-901	27 th July 2012	The Oxford + Alt (Brick)
L4521-OXF-ALT-902	27 th July 2012	The Oxford + Alt (Render)
D3H098	8 th May 2012	The Brecon (Brick)
D3H098	8 th May 2012	The Brecon (Render)
L4521-ALT-901	27 th July 2012	Alton Apartments (Floor Plans)
L4521-ALT-902	27 th July	Alton Apartments (Elevations)
L4521APT-902b 1042 – 1056. 1075 – 1089, 1094 – 1108 & 1109 – 1123)	11 th July 2012	Apartments Proposed Elevations (plots)
L4521APT-901a Rev C 1042 – 1056. 1075 – 1089, 1094 – 1108 & 1109 – 1123)	11 th July 2012	Apartments Proposed Floor Plans (plots)
LA521APT2-901 (plots 1027-1041)	11 th July 2012	D Series Apartment Proposed Floor Plans
LA521APT2-902 (plots 1027-1041)	11 th July 2012	D-Series Apartments Proposed Elevations

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

3. The internal/ detached garages hereby permitted on plots 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024,

1025, 1026, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073 and 1074, shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. *Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review*

4. 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 1001, 1004-1022 (inclusive), 1025, 1026, 1058, 1059, 1060, 1062-1066 (inclusive), 1068, 1069, 1071, 1073 and 1074 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.*

5. All windows in the first and second floor of the apartment building (plots 1042-1056) southern elevation (the elevation closest to the common boundary) 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.*

6. The external facing materials detailed on the approved plans shall be used and no others substituted. Namely Ibstock Weston Red Multi Stock and Ibstock New Sandhurst Stock bricks and Redland Duoplain roof tiles, colours Rustic Red, Rustic Brown and Charcoal 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.*

7. 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.*

8. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and 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 of the Adopted Chorley Borough Local Plan Review.*

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. *Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

11. 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 Government advice contained in the National Planning Policy Framework

12. 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.*

13. 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.*

14. Prior to the marketing of the site full details of the marketing documentation/ publications shall be submitted to and approved in writing by the Local Planning Authority. The marketing information shall include full details of the approved LEAP including an annotated plan detailing the approved siting along with the inclusion of plan reference Q-02093-Q9J9 Issue 1 (Proposed Toddler and Junior Play Space 19th May 2012). Prior to the occupation of the dwellings sited within 25 metres of the LEAP the future occupants shall be provided with a copy of marketing documentation detailing the approved siting and specification of the LEAP and evidence from the vendor shall be submitted to and approved in writing by the Local Planning Authority that the purchasers for each property within 25 metres of the LEAP are aware of the play space provision. Thereafter the LEAP shall be constructed and completed in accordance with the approved plans prior to practical completion of 100 dwellings on the site. *Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site and in accordance with Policy HS19 of the Adopted Chorley Borough Local Plan Review.*

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Report of	Meeting	Date
Director of Partnerships, Planning & Policy	Development Control Committee	07 August 2012

PLANNING APPEALS AND DECISIONS RECEIVED FROM LANCASHIRE COUNTY COUNCIL AND OTHER BODIES BETWEEN 30 JUNE AND 26 JULY 2012

PLANNING APPEALS LODGED

1. Appeal by Mrs S. Aspden against the delegated refusal of an Outline application for the erection of two detached houses on land at East of Greenway, Parkside Drive South, Whittle-le-Woods PR6 7PH (Planning Application: 12/00022/OUT Inspectorate Reference: APP/D2320/D/12/2177013/NWF). Planning Inspectorate letter received 2 July 2012.
2. Appeal by Mr Richard Mercer against the delegated refusal of Full Planning Permission for proposed amended house type to plot 4 of previously approved housing development (11/00131/FUL) at Plot 4 Former Squirrel Public House, Bolton Road, Anderton. (Planning Application: 12/00079/FUL Inspectorate Reference APP/D2320/A/12/2177767/NWF). Planning Inspectorate letter received 19 July 2012.
3. Appeal by Mr David Rothwell against the delegated refusal of Full Planning Permission for the erection of detached two storey dwelling and detached garage at site adjacent to Wenderholm, Preston Road, Charnock Richard PR7 5LH. (Planning Application: 12/00149/FUL Inspectorate Reference APP/D2320/A/12/2178520/NWF). Planning Inspectorate letter received 20 July 2012.

PLANNING APPEALS DISMISSED

4. Appeal by Mr C. Titherley against the delegated decision to refuse permission for the erection of a two storey rear extension, erection of a dormer window extension to existing bathroom on front elevation. (Resubmission of application 11/00752/FUL) at The Nook, Jolly Tar Lane, Coppull PR7 4BJ (Planning Application: 11/01078/FUL Inspectorate Reference: APP/D2320/D/12/2175218). The Appeal is dismissed. Planning Inspectorate decision received 4 July 2012
5. Appeal by Mr John Sutton against the delegated decision to refuse Full Planning Permission for the erection of a detached two storey house within the side garden area of 15 Riverside Crescent (resubmission of application 11/00676/FUL) at land adjacent to 15 Riverside Crescent, Croston PR26 9RU. (Planning Application: 11/01068/FUL Inspectorate Reference APP/D2320/A/12/2172285). Planning Inspectorate decision received 24 July 2012.

PLANNING APPEALS ALLOWED

6. None.

ENFORCEMENT APPEALS LODGED

7. None.

ENFORCEMENT APPEALS DISMISSED

8. None.

ENFORCEMENT APPEALS ALLOWED

9. None,

ENFORCEMENT APPEALS WITHDRAWN

10. None.

LANCASHIRE COUNTY COUNCIL DECISIONS

11. None.

All papers and notifications are viewable at Civic Offices, Union Street, Chorley or online at www.chorley.gov.uk/planning.

Lesley-Ann Fenton
DIRECTOR OF PARTNERSHIPS, PLANNING & POLICY

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Robert Rimmer	5221	26 July 2012	***

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