

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 15TH JANUARY 2019, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

AGENDA

APOLOGIES

- 1 **MINUTES OF MEETING TUESDAY, 11 DECEMBER 2018 OF DEVELOPMENT CONTROL COMMITTEE**

(Pages 3 - 6)

- 2 **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.

- 3 **PLANNING APPLICATIONS TO BE DETERMINED**

The Director (Customer and Digital) has six items for planning applications to be determined (enclosed). Please note that due to technical difficulties the outstanding reports below will be included as to follow.

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.

<https://planning.chorley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

- A **18/00894/FUL - BARRACKS FARM, 1 CHAPEL LANE, HOGHTON, PRESTON, PR5 0RY**

(Pages 7 - 18)

- B **18/00367/OUTMAJ - LUCAS GREEN, LUCAS LANE, WHITTLE-LE-WOODS (REPORT TO FOLLOW)**

- C **18/00939/FUL - ANDERTON ST JOSEPH'S PRIMARY SCHOOL**

(Pages 19 - 26)

- D **18/00972/FUL - CANAL BOAT CRUISES, RILEY GREEN MARINA, BOLTON ROAD, WITHNELL, PRESTON, PR5 0SP (REPORT TO FOLLOW)**

E	18/01007/FUL - DEANE MOTORS LTD, SOUTHPORT ROAD, ECCLESTON, CHORLEY, PR7 6ES (REPORT TO FOLLOW)	
F	18/01023/FUL - LAND 30 METRES NORTH OF 1 STOCKS COURT, HESKIN	(Pages 27 - 34)
4	PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 3 DECEMBER 2018 AND 4 JANUARY 2019	(Pages 35 - 36)
5	ANY URGENT BUSINESS PREVIOUSLY AGREED WITH THE CHAIR	

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Development Control Committee Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Henry Counce, John Dalton, Danny Gee, Tom Gray, Yvonne Hargreaves, Keith Iddon, Alistair Morwood, Steve Murfitt, Paul Walmsley, Neville Whitham and Alan Whittaker.

Electronic agendas sent to Development Control Committee reserves for information.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

To view the procedure for public questions/ speaking click here

<https://democracy.chorley.gov.uk/ecSDDisplay.aspx?NAME=SD852&id=852&rpId=0&sch=doc&cat=13021&path=13021>

**MINUTES OF****DEVELOPMENT CONTROL COMMITTEE****MEETING DATE****Tuesday, 11 December 2018****MEMBERS PRESENT:**

Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, John Dalton, Danny Gee, Yvonne Hargreaves, Keith Iddon, Steve Murfitt, Neville Whitham and Alan Whittaker

RESERVES:

Councillors Jean Cronshaw and Gordon France

OFFICERS:

Adele Hayes (Planning Services Manager), Iain Crossland (Acting Principal Planning Officer), Alex Jackson (Legal Services Team Leader) and Nina Neisser (Democratic and Member Services Officer)

APOLOGIES:

Councillors Henry Caunce, Tom Gray, Alistair Morwood and Paul Walmsley

OTHER MEMBERS:

Councillors Peter Wilson, Greg Morgan and Paul Leadbetter

18.DC.44 Minutes of meeting Wednesday, 21 November 2018 of Development Control Committee

Decision – That the minutes of the Development Control Committee held on 21 November 2018 be approved as a correct record for signature by the Chair.

18.DC.45 Declarations of Any Interests

There were three declarations of interests received.

Councillors Aaron Beaver and Yvonne Hargreaves declared an interest on item 3c 18/00975/FUL – Holmes Farm, Sandy Lane, Brindle, Chorley, PR6 8LZ and left the meeting for consideration of this item.

Councillor Yvonne Hargreaves declared an interest on item 3f 18/00893/FUL – Pole Green Nurseries, Church Lane, Charnock Richard, Chorley, PR7 5NH and left the meeting for consideration of this item.

18.DC.46 Planning applications to be determined

The Director of Customer and Digital submitted seven items for consideration. 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.

Due to special circumstances the Chair agreed that item 3g 18/00894/FUL Barracks Farm, 1 Chapel Lane, Hoghton, Preston be considered first on the agenda.

a 18/00894/FUL - Barracks Farm, 1 Chapel Lane, Hoghton, Preston

Registered speakers: Maria Pace (Objector) and Richard Bramley (Agent)

After careful consideration it was proposed by Councillor Alan Whittaker, seconded by Councillor Gordon France and a decision was subsequently taken (unanimously) **that the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.**

b 18/00800/OUT - Land Adjacent to 8 Miller Avenue, Abbey Village

Registered speaker: Peter Gilkes (Agent)

After careful consideration it was proposed by Councillor Keith Iddon, seconded by Councillor Martin Boardman and a decision was subsequently taken (9:0:4) **that outline planning permission be granted, subject to conditions in the report.**

c 18/00746/FUL - Land Adjacent to 1 Melling Close, Bolton Road, Adlington

Registered speakers: John Hayes (Objector) and Peter Wilson (Ward Councillor)

After careful consideration it was proposed by Councillor Martin Boardman, seconded by Councillor Chris France, and a decision was subsequently taken (unanimously) **that full planning permission be refused for the reason set out below;**

The proposed development by reason of its siting and scale would result in a loss of light and overbearing and oppressive environment for the occupiers of the adjacent property, 62A Bolton Road, which would be detrimental to the level of residential amenity they currently enjoy. The proposed development is, therefore, contrary to policy 17 of the Central Lancashire Core Strategy (2012), policy BNE1 of the Chorley Local Plan (2012-20126).

Councillors Aaron Beaver and Yvonne Hargreaves left the meeting.

d 18/00975/FUL - Holmes Farm, Sandy Lane, Brindle, Chorley, PR6 8LZ

Registered speakers: Michael McCauley (Objector) and Mark Long (Supporter)

The Planning Services Manager read out comments received from Cllr Sheila Long. After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Martin Boardman and a decision was subsequently taken (8:3:0) **that full planning permission be granted for a temporary period of two years to allow the impact of the proposal to be monitored and subject to conditions in the report.**

Councillor Aaron Beaver and Yvonne Hargreaves returned.

e 18/00586/FUL - Land at the rear of 63 and 67 Bolton Road, Chorley

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Keith Iddon and a decision was subsequently taken (unanimously) **that full planning permission be granted, subject to conditions in the report and a Section 106 Obligation to secure the provision of a commuted sum for the provision of new play equipment at Tatton Recreation Ground.**

f 18/00797/FUL - JR's Ale House, 20 Church Street, Adlington, Chorley, PR7 4EX

Registered speaker: Michael Ross (Applicant)

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Alan Whittaker and a decision was subsequently taken (12:1:0) **that full planning permission was refused for the following reasons:**

- 1) The proposed development, as a result of internal noise generation, would have an unacceptable adverse impact on the amenity of the neighbouring occupiers of nos. 18A, 18B and 18C Church Street contrary to policies EP9 and BNE1 of the Chorley Local Plan 2012 – 2026.**
- 2) The proposed development would result in people congregating outside of an enclosed building that would result in noise and disturbance, which would be harmful to the amenity of neighbouring occupiers, contrary to policies EP9 and BNE1 of the Chorley Local Plan 2012 – 2026.**

Councillor Yvonne Hargreaves left the meeting.

g 18/00893/FUL - Pole Green Nurseries, Church Lane, Charnock Richard, Chorley, PR7 5NH

Registered speaker: Paul Leadbetter (Ward Councillor)

Councillor Keith Iddon left the room and did not partake in the discussion or vote.

After careful consideration it was proposed by Councillor Chris France, seconded by Councillor Alan Whittaker and a decision was subsequently taken (unanimously) **that full planning permission be granted, subject to conditions in the report in addition to a condition requiring plans to be submitted for approval by the Council showing the position of a new hedgerow and ensuring that that it be maintained along the northern boundary of the site; the wording of which be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.**

Councillors Yvonne Hargreaves and Keith Iddon returned.

18.DC.47 Planning Appeals and Decisions Received between 29 October 2018 and 3 December 2018

The Director of Customer and Digital submitted a report which set out planning appeals and decisions received between 9 October and 3 December 2018.

Four planning appeals were lodged, and two appeals had been dismissed.

18.DC.48 Any urgent business previously agreed with the Chair

The Chair wished those present a very happy Christmas and New Year.

Chair

Date

APPLICATION REPORT – 18/00894/FUL

Validation Date: 28 September 2018

Ward: Brindle And Hoghton

Type of Application: Full Planning

Proposal: Erection of 3no. dwellings following demolition of existing derelict buildings and conversion of existing shippon to 1no. dwelling, including widening of the existing access.

Location: Barracks Farm 1 Chapel Lane Hoghton Preston PR5 0RY

Case Officer: Mr Iain Crossland

Applicant: Mr John Forrester

Agent: Ms Bramley

Consultation expiry: 22 October 2018

Decision due by: 14 December 2018

UPDATE REPORT

1. The recommendation remains to approve planning permission subject to conditions.
2. Members will recall that this application was deferred at the Development Control Committee meeting held on 11 December 2018 to allow time for Members to visit the site. The original committee report from 11 December 2018 follows on below and has been updated to reflect the information detailed on the addendum relating to the representations that have been received and suggested conditions.

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

2. The application site is located in the village of Hoghton and falls within the settlement area of the village. It is occupied by several former brick and stone agricultural buildings, which are in a state of dereliction and an end of terrace farmhouse that has been unoccupied for some time. The site and dwelling were once a leased working small holding, but have been derelict for a number of years. The agricultural land, which was originally part of the farm is now farmed by others.
3. The site is accessed from Chapel Lane, which is located off Blackburn Old Road. There is an existing farm access gate which provides access to the yard area via a track between the existing dwelling and shippon. A second field access gate is located along Chapel Lane, which provides access to the land behind the shippon. To the eastern corner of the site, there is a farm gated access to the neighbouring fields which is no longer used as the land is accessed from elsewhere.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the erection of 3no. dwellings following the demolition of existing derelict buildings and conversion of an existing shippon to form 1no. dwelling, including the widening of the existing access to Chapel Lane.

REPRESENTATIONS

5. 2no. letters of objection have been received setting out the following issues:
 - Loss of privacy from overlooking.
 - Impact on light and outlook through overbearing.
 - Rendered blockwork would not be in keeping with the character of the stone properties on Chapel Lane.
 - Density is not in keeping.
 - Impact on highway safety.
 - Impact on the health of neighbouring occupiers from dust, noise and disruption during construction.
 - Lack of local amenities
 - No more houses are required in Hoghton.
 - No need for larger houses.
 - Log burners are not suitable for new properties.
 - Concerns over surface water being directed into the watercourse.
 - The Shippon should be maintained in its entirety.

CONSULTATIONS

6. **Hoghton Parish Council:** Have commented that the proposal is an over development of the site there is sufficient housing development in Chorley and the type of properties envisaged are not considered to be of the affordable homes type. The proposal constitutes a change of use from Green Belt to residential. The type of construction does not blend in with adjoining properties. The proposed access is near a commercial development and the number of vehicles using it would add to traffic issues at what is already a busy junction. There is a history of flooding in this area. There would be a loss of privacy to houses in Gib Lane by reason of loss of light and overlooking.
7. **Greater Manchester Ecology Unit:** Have no objections subject to conditions.
8. **Lancashire Highway Services:** Have no objections subject to conditions.
9. **United Utilities:** Have no objections.

PLANNING CONSIDERATIONS

Principle of development

10. The application site forms part of land designated by policy V2 of the Chorley Local Plan 2012-2026 as within the Settlement Area of Hoghton. Within these areas there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and compliance with other Development Plan policies.
11. Hoghton is not specified as an area for growth within Core Strategy policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy policy 1 reads as follows:
"In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."
12. One of the core principles of the National Planning Policy Framework (the Framework) 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 some access to public transport,

some limited local amenities such as a local shop, community centre and public houses, and the means to access other nearby amenities relatively easily. The Framework also states that development in sustainable locations should be approved without delay. This presumption in favour of sustainable development is reflected in policy V2 of the Chorley Local Plan.

13. It is considered that Hoghton can be classified as a 'smaller village'. It is also considered that the proposed development of four dwellings is small scale. Four dwellings would be an appropriate amount of development, within the settlement boundary of a village of this size. It is, therefore, considered that the 'principle' of the proposed dwellings is acceptable in compliance with Chorley Local Plan policy V2 and Core Strategy policy 1 and the Framework.

Impact on character and appearance of locality

14. The application site has a frontage facing onto Chapel Lane but is otherwise well contained, as the site is bound by a vehicle repairs workshop and public house to the west, a dwelling at 2 Gib Lane to the north, terraces along Chapel Lane to the east and an area of open land to the north east. The site currently appears derelict and abandoned when viewed from Chapel Lane and despite containing some buildings of character detracts from the appearance of the site and immediate area.
15. The proposed development would be arranged in a courtyard layout that would respond well to the confined nature of the site and results in an efficient use of the available land. There would be an access road from Chapel Lane and the existing shippon nearest to Chapel Lane would be converted and extended resulting in an attractive entrance feature, whilst retaining and restoring a building of character. This is of benefit to the appearance of the site and character of the wider area as a non designated heritage asset would be improved and secured.
16. Three new detached dwellings would be developed to the rear of the site away from Chapel Lane. The dwelling at plot 3 would be directly visible on entry to the development and would form a focal point from the access drive, which would contribute positively to the appearance of the site. The dwellings at plots 2 and 4 would only be visible at distance through glimpses.
17. The scale of the three new build dwellings would be appropriate in relation to other nearby two storey buildings and the density of development would not be out of character for the area. These dwellings would be faced in white render with sandstone detailing, which would reflect the facing materials displayed in other surrounding properties and would result in an appropriate appearance.
18. No details of boundary treatment have been submitted, however, these would form an important part of the development, in particular adjacent to Chapel Lane, where they would be most visible. It is, therefore, recommended that such details are required by condition.
19. Overall the proposed development would improve the appearance of the site and contribute positively to the character of the area.

Neighbour amenity

20. Policy BNE1 of the Chorley Local Plan 2012-2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
21. The proposed layout plan demonstrates that the proposed dwellings at plots 2 and 3 would bound with the dwelling at 2 Gib Lane. Plot 2 would have rear windows facing towards the front garden at this dwelling. Front gardens by their very nature are not as private as rear garden areas and are, therefore, not as sensitive to impacts on neighbour amenity. It is, therefore, considered that no unacceptable impact on privacy would occur. There would be no impact on light or outlook by virtue of the relative positioning of the dwellings, their scale and degree of separation.

22. The proposed dwelling at plot 3 would have rear windows facing towards the dwelling and rear garden at 2 Gib Lane. These would be approximately 5.8m from the boundary, however, it is noted that this dwelling has been extended with the addition of a two storey side and single storey rear extension that projects across the rear of plot 3, therefore, any views of the most private intimate amenity areas at 2 Gib Lane would be obscured by the extensions at this property and no unacceptable loss of privacy would occur. Although plot 3 would be positioned to the south of 2 Gib Lane, there would be no unacceptable impact on light or outlook due to the scale of the proposed dwelling, degree of separate, relative positioning, and impact of existing structures on the site.
23. The proposed dwelling at plot 4 would face towards the rear of the unoccupied farmhouse that is owned by of the applicant. The distance between the properties would be approximately 15m. This falls below the Council's interface guidelines, however, it must be considered that the farmhouse is unoccupied and in a state of disrepair, and is within the ownership of the applicant. It is likely that this would be returned to a habitable standard at some stage, however, any future occupiers would move into the property with the full knowledge of this relationship, and it is not considered that the relationship would unacceptably harmful to amenity on this basis.

Highway safety

24. The existing buildings on site are to be demolished and replaced with 3 new dwellings (plots 2, 3 and 4) while the existing shippon (plot 1) is to be converted. Plots 1 and 4 would each have of 3 bedrooms while plots 2 and 3 would each have 4 bedrooms with an integral garage. All three new dwellings and the converted shippon would be provided with two frontage spaces each. The level of parking provision would ensure that the proposal complies with the Council's parking standard as set out at policy ST4 of the Chorley Local Plan 2012-2026.
25. The existing lean-to building to the east of site access is to be demolished and replaced with two car parking spaces for the existing Barracks Farmhouse shown within the applicant's wider site boundary. A third parking space for Barracks Farmhouse is shown located between the Farmhouse and the footpath leading to the rear of the neighbouring properties. It is indicated that the neighbouring properties have right of access to the footpath and this would be retained for their continual use, even after the development has taken plan.
26. The site would have a main access leading to the three new houses with a minor access provided to the converted shippon. Both accesses are existing and would be improved in line with the advice offered by LCC Highways. As part of the access improvements, the existing footways on both sides on the main access are to be extended round the access radii into the site for approximately 6.0m from the highway boundary. In addition the existing footway from the main access past the entrance to the shippon up to the end of the site boundary is to be widened to 2.0m.
27. Works relating to the access and the footway widening are to be carried out through a section 278 agreement of the highways act 1980 with the applicant responsible for all costs.
28. The applicant's proposal for waiting restrictions to be introduced outside and opposite the site is, however, unacceptable as besides enforcement implications it is not considered there is any real need for such restrictions at an area which is predominantly residential. This part of the proposal cannot be implemented without the agreement of LCC Highways and is outside the red line boundary of the application site.
29. It is noted that LCC Highways have no objection to the proposed development subject to the imposition of conditions and, therefore, the proposed development is considered to be acceptable in highway terms.

Ecology

30. The application is accompanied by an ecology assessment of the site and buildings. This has been reviewed by the Council's ecology advisors (Greater Manchester Ecology Unit) who advise that the ecological consultants appear to have undertaken a detailed survey of

the site and carried out an appropriate level of survey. The survey found the site to have some limited ecological value.

31. The proposal would involve the removal of part of the hedge along Chapel Lane and some of the trees on site. The plans state that the hedgerow would be replanted although no planting schedules have been submitted. Any replacement hedgerow should be of locally native species and be included in a scheme of biodiversity mitigation measures, which it is recommended should be secured by condition.
32. Overall it is not considered that the site has substantive nature conservation importance and it is noted that Greater Manchester Ecology Unit do not object to the proposed development on nature conservation grounds.

Flood risk and drainage

33. The application site is not located in an area that is at risk of flooding, according to Environment Agency mapping data. It is recommended, however, that a condition should be attached to any grant of planning permission requiring a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance.

Public open space (POS)

34. Chorley Local plan policy HS4 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.
35. In the determination of planning applications, the effect of the national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.
36. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 10, or fewer, dwellings. The Council has agreed to only seek contributions towards provision for children/young people on developments of 10 dwellings or less.
37. There is currently a deficit of provision in Hoghton in relation to this standard, a contribution towards new provision in the settlement is, therefore, required from this development. A financial contribution for off-site provision can, however, only be requested if there is an identified scheme for new provision. At present there are no identified schemes within the catchment.

Sustainability

38. Policy 27 of the Core Strategy requires all new dwellings to be constructed to Level 4 of the Code for Sustainable Homes or Level 6 if they are commenced from 1st January 2016. It also requires sites of five or more dwellings to have either additional building fabric insulation measures or reduce the carbon dioxide emissions of predicted energy use by at least 15% through decentralised, renewable or low carbon energy sources. The 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015, which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation

Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent."

"Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance."

39. Given this change, instead of meeting the code level the dwellings should achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions. This can be controlled by a condition.

Community Infrastructure Levy

40. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

Other matters

41. Impact on route of high voltage electric cables: This is not a planning matter and is for the developer to address with Electricity North West.

CONCLUSION

42. It is considered that the proposed development would have no detrimental impact character of the area and accords with the aims of policies within the Framework and Chorley Local Plan 2012 – 2026 that seek to achieve sustainable development. It is also considered that the proposed development would not give rise to undue harm to the amenities of neighbouring residents or highway safety.

RELEVANT HISTORY OF THE SITE

Ref: 94/00431/FUL **Decision:** PERFPF **Decision Date:** 2 August 1994
Description: Conversion of existing farmhouse into 2 separate dwellings

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

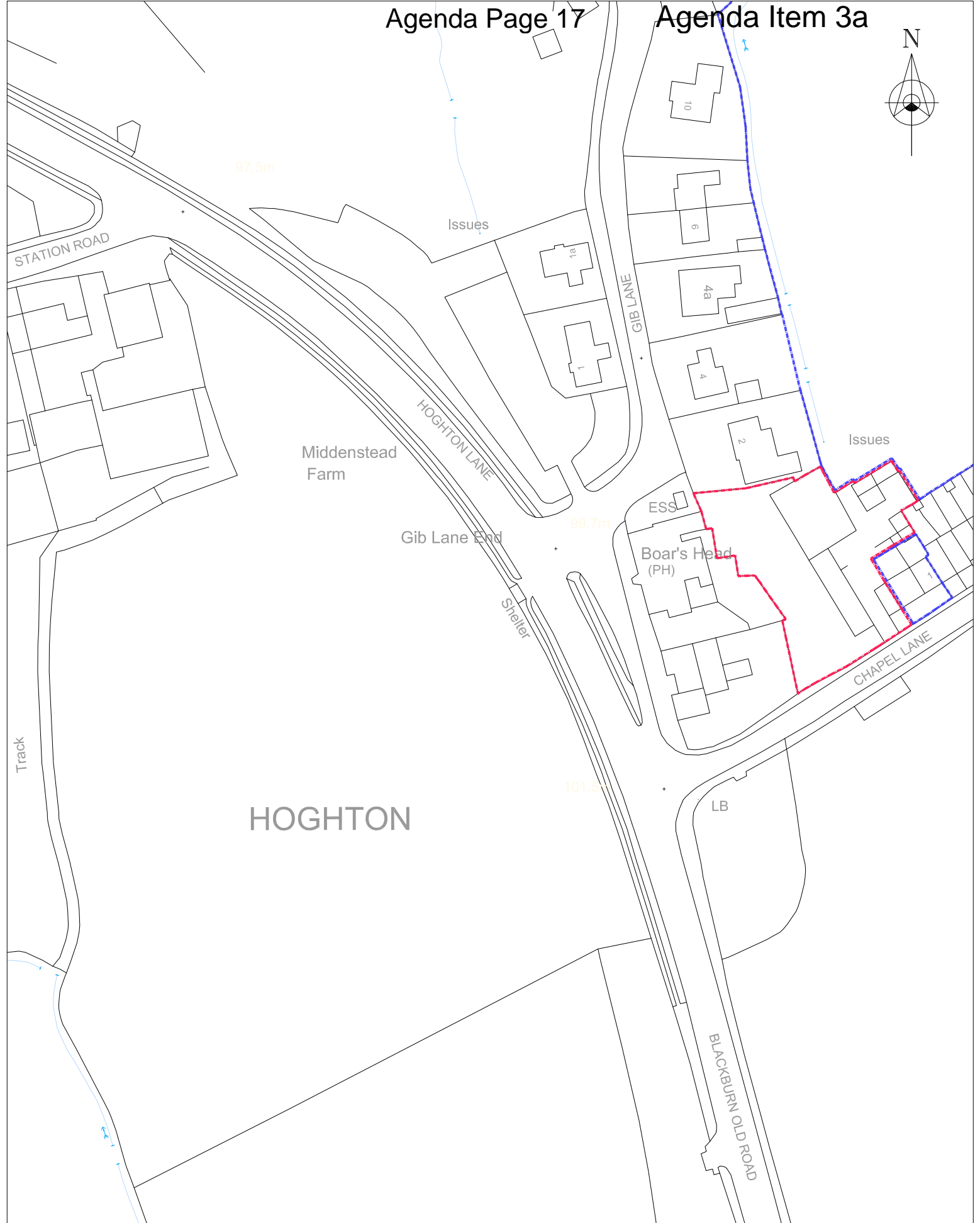
No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2.	The development hereby permitted shall be carried out in accordance with the following approved plans:

	<table><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr><tr><td>Location plan</td><td>L/00/01</td><td>21 September 2018</td></tr><tr><td>Proposed site plan</td><td>L/32/02G</td><td>21 September 2018</td></tr><tr><td>Plot One proposed plans and elevations</td><td>PL/01/01</td><td>21 September 2018</td></tr><tr><td>Plot Two proposed plans and elevations</td><td>PL/02/01</td><td>21 September 2018</td></tr><tr><td>Plot Three proposed plans and elevations</td><td>PL/03/01</td><td>21 September 2018</td></tr><tr><td>Plot Four proposed plans and elevations</td><td>PL/04/01</td><td>21 September 2018</td></tr></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location plan	L/00/01	21 September 2018	Proposed site plan	L/32/02G	21 September 2018	Plot One proposed plans and elevations	PL/01/01	21 September 2018	Plot Two proposed plans and elevations	PL/02/01	21 September 2018	Plot Three proposed plans and elevations	PL/03/01	21 September 2018	Plot Four proposed plans and elevations	PL/04/01	21 September 2018
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3.	<p>Prior to the commencement of development, other than demolition and enabling works, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>																					
4.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>																					
5.	<p>Before the development hereby permitted is first commenced, other than enabling works, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>																					
6.	<p>Prior to the commencement of any development, other than demolition and enabling works, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The development shall be completed in accordance with the approved details.</p>																					

	Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the construction of the superstructure of any of the dwellings hereby permitted. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within 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.</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</p>
8.	<p>The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling(s) and first use of the commercial units they serve; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p>Reason: To ensure provision of adequate off-street parking facilities within the site.</p>
9.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to prevent flooding.</p>
10.	<p>Prior to the commencement of the development other than demolition and enabling works details of a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
11.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p>Reason: In order that the traffic generated by the development does not</p>

	exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
12.	<p>Facilities shall be provided for the cleaning of the wheels of vehicles leaving the site, before the development hereby permitted is first commenced and thereafter retained at all times during construction of the development.</p> <p>Reason: To prevent the tracking of mud and/or the deposit of loose material on to the highway, in the interests of highway safety.</p>
13.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each of the new build dwellings will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
14.	<p>None of the new build dwellings hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>
15.	<p>No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: Nesting birds are a protected species.</p>
16.	<p>Prior to the commencement of the development other than demolition and enabling works a scheme for Biodiversity Mitigation and Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.</p> <p>Reason: Nesting swallows would be displaced by the proposed development.</p>

17.	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall reflect the Chorley Council document "Code of Practice for Construction and Demolition" and provide for:</p> <ul style="list-style-type: none">i. the parking of vehicles of site operatives and visitorsii. hours of operation (including deliveries) during constructioniii. loading and unloading of plant and materialsiv. storage of plant and materials used in constructing the developmentv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriatevi. wheel washing facilitiesvii. measures to control the emission of dust and dirt during constructionviii. a scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
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LOCATION PLAN

Scale 1:1250

BRAMLEY - PATE + PARTNERS
Chartered Architects - Telephone (01772) 335357

Barracks Farm, 1 Chapel Lane, Hoghton, Preston, PR5 0RY For The Hoghton Estate		19 02 2018
Proposed Housing Development LOCATION PLAN		2622
I:1250 @A4		L / 00 / 01

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APPLICATION REPORT – 18/00939/FUL

Validation Date: 12 October 2018

Ward: Adlington and Anderton

Type of Application: Full Planning

Proposal: Installation of new 2.4m high fencing.

**Location: Anderton St Joseph's Catholic Primary School Rothwell Road Anderton
Chorley PR6 9LZ**

Case Officer: Mrs Hannah Roper

Applicant: The School Governors

Agent: Mr Joe Walmsley

Consultation expiry: 6 November 2018

Decision due by: 31 January 2019

RECOMMENDATION

It is recommended that full planning permission is granted.

SITE DESCRIPTION

The application relates to the boundary treatment of the Anderton St Joseph RC Primary School. The school is located on the periphery of a residential area with the wider area to the east more rural in nature.

The main school building is located on and accessed from Rothwell Road. The school grounds and field extend to the north and east where they are bounded by the rear gardens of residential properties.

To the west the grounds abut with the boundary with St Joseph's Catholic Church and to the south the side elevations of residential dwellings along Rothwell Road.

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks planning permission for the erection of 2.4m high paladin fencing around the playing field of the school from the rear of 22 Ashfield Road, to the rear of the properties along Lees Road and along the Rothwell Road elevation to the main school entrance.

The fencing would be set in 1m off the existing boundary treatment around the majority of the boundary but would be directly along the boundary to the side elevation of number 45 Rothwell Road. A number of gates would be inserted in the fencing to allow for access.

It should be noted that the work is being undertaken in conjunction with some changes to the boundary treatments around the school building which are being completed under permitted development rights which do not need planning permission.

REPRESENTATIONS

7 Letters of objection have been received raising the following concerns:

- The fencing would be better around the school buildings to deal with anti-social behaviour;
- There has never been an issue with people accessing the school through the residential properties;
- The proposal will give a feeling of confinement to the gardens of properties;
- The height of the fencing would be visible from gardens;
- The proposed fencing would be detrimental to wildlife;
- The opposite side of the field that is unlit and unoccupied will have 2m fencing;
- The residential properties will be 'caged';
- Vermin will be attracted;
- There is no need for the fencing;
- Existing fencing will be used to climb over the proposed fencing;
- Needs to be a condition requiring regular maintenance;
- The application form states no trees or watercourses on the site, but there are in close proximity.

1 letter has been received stating no objection if the fencing matches up with the existing fencing around the periphery and no issues if the fence is mesh not solid.

CONSULTATIONS

Lancashire Highway Services – Have no objection subject a condition.

Anderton Parish Council – Object to the proposal and comment that it will increase the vulnerability of the school and local residents as it will create a corridor between the old and new fencing. They would prefer the existing boundary treatments at the northern and southern extents of the site and stopping the property boundaries on Lees Road. The Parish Council is also concerned that the corridor will create a litter trap without a regular maintenance regime and that it will impact on wildlife in the area. The height of the fencing would not be in keeping with the area and would not be a nice experience for the children.

CIL Officers – Comment that the proposal is not CIL liable

PLANNING CONSIDERATIONS

Principle of development

The school is located within the settlement area, which is considered under policy V2 of the Chorley Local Plan 2012-2026 which states that there is a presumption of in favour of appropriate sustainable development, subject to material planning considerations and other policies and proposals within the plan.

Impact on the character and appearance of the locality

Policy BNE1 of the Chorley Local Plan 2012 – 2026 states:

'Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.'

The proposed fencing would be located on the school playing field. This is mostly screened from outside the site behind buildings, including the church and residential dwellings. As such the fencing would have very little impact directly on the street scene. The exception to this is the element of the extension along Rothwell Road to the frontage of the school where the fencing would be located along the boundary.

It is not unreasonable to expect that a school would have a boundary fence to its boundary or to its road frontage. The proposed choice of fencing type is mesh in design and as such is significantly less intrusive than many alternatives. The school is located in a built up area and the type of fencing is considered appropriate for the locality, especially given the height and type of fencing that could be erected under permitted development. As such, it is considered that the proposal accords with the relevant policy.

Impact on neighbour amenity

Policy BNE1 of the Chorley Local Plan 2012 – 2026 states:

'Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.'

A number of objections have been received from local residents objecting to the fencing and a site visit has been undertaken to view the location of the fencing from the rear gardens of a number of their properties.

The proposed fencing would be located 1m in from the rear garden boundaries of the properties along Ashfield Road and Lees Road. The main concerns of the objectors relate to the feeling of enclosure that it is perceived that the fencing would create. However, the fencing proposed is mesh in nature, allowing light to penetrate through and it would be set in 1m off the boundary. It cannot, therefore, be concluded that there would be any overbearing impact on the gardens of these properties. This should also be considered in the context that a 2m high fence of solid structure could be erected directly along the rear boundaries of these properties without planning permission under permitted development rights which would have more of an impact.

With regard to the loss of the view due to the fencing, as the fencing is mesh this would be obstructed rather than lost, however regardless of this, the loss of a view over adjacent land is not a material planning consideration. A number of the properties along the boundary have already installed solid fencing and structures along the boundary and as such being set in 1m from the boundary, the proposal would have very little impact on these dwellings.

With regard to the creation of the perceived corridor between the old and the new fencing it should be noted that the school could potentially erect a fence of 2m in height along the same line under permitted development and as such there is limited scope for the Local Planning Authority to consider matters of maintenance as part of this application.

Highway safety

LCC Highways have confirmed that the proposal is acceptable, subject to the use of a condition to ensure that any gates do not open on to the highway.

CONCLUSION

The proposed development would be located within the settlement area and located predominantly behind other buildings. As such it would be screened within the street scene and would not detrimentally impact upon the character of the area. In terms of impact on neighbours, the proposed fencing is mesh in nature reducing its impact and is an improvement on the types of fencing that could be erected under permitted development. As such the proposal is considered to be acceptable.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National

Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 76/00131/FUL **Decision:** PERFPP **Decision Date:** 22 March 1976
Description: Extension

Ref: 75/00166/FUL **Decision:** PERFPP **Decision Date:** 30 April 1975
Description: Extension

Ref: 81/00671/FUL **Decision:** PERFPP **Decision Date:** 3 August 1981
Description: Classroom extension

Ref: 04/00274/FUL **Decision:** WDN **Decision Date:** 13 May 2004
Description: Construction of retaining wall and creation of new soft play area, providing stepped access to playing field,

Ref: 04/00543/FUL **Decision:** PERFPP **Decision Date:** 30 September 2004
Description: Formation of secure play area, erection of retaining wall and formation of steps,

Ref: 08/00838/FUL **Decision:** PERFPP **Decision Date:** 31 October 2008
Description: Erection of single storey extensions, internal alterations and new retaining wall,

Ref: 10/00464/FUL **Decision:** PERFPP **Decision Date:** 4 August 2010
Description: Erection of 4 parking bays, 1 disabled parking bay and new ramped access to schools main entrance. Erection of 4 skimmer bollard anti vandal external lights.

Ref: 11/00672/FUL **Decision:** PERFPP **Decision Date:** 15 September 2011
Description: Erection of an extension of the existing canopy to side elevation and the erection of a new canopy to side elevation. Provision of a new soft play area. Erection of a 1000 mm high bow top fence and insertion of a double door access from Group Room.

Ref: 18/01183/FUL **Decision:** Under Consideration
Description: Outbuilding constructed within the existing school grounds.

Suggested conditions

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

Title	Plan Ref	Received On
Proposed Fencing	P01	19.12.2018
Perimeter Fencing Renewal	P01	19.12.2018

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

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

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

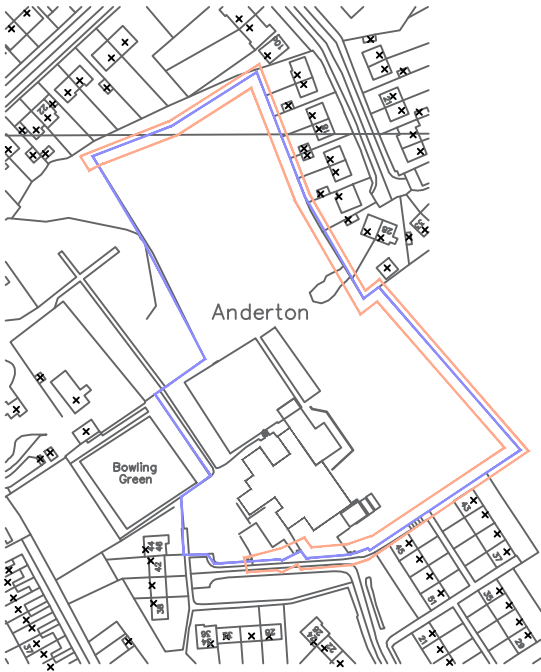
3. The fencing, hereby approved shall be finished in black and shall be maintained as such thereafter.

Reason: To ensure a visually satisfactory form of development.

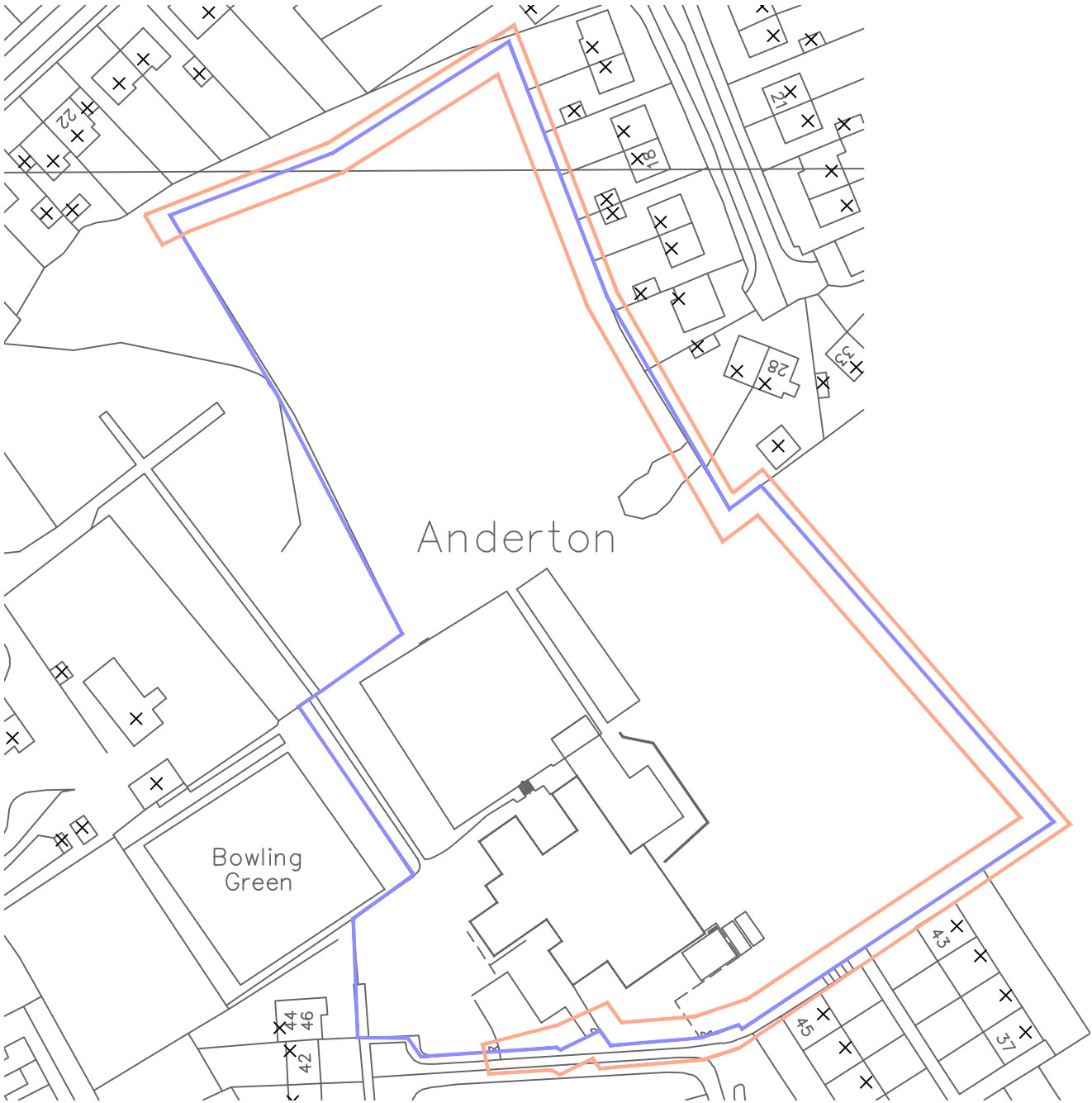
4. All gates and associated mechanisms shall be located outside the highway and the gates shall have physical restraints to prevent them from opening onto the adopted highway. They shall be maintained as such in perpetuity.

Reason: To ensure that the adopted highway is not obstructed by the gates and prevent them being a hazard to other road users.

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Location Plan - Scale 1:1250



Block Plan - Scale 1:500

Client SCHOOL GOVERNORS			
Project ST JOSEPH'S CATHOLIC PRIMARY SCHOOL			
Drawing Title Perimeter Fencing Renewal			
Drawn by JW	Checked by JM	Date 22.05.2018	
Status PLANNING	Scale @ A1	As Indicated	
Job no. P6275	Dwg. no. P01	Rev.	
Cassidy+Ashton www.cassidyashton.co.uk		C+A	
Architecture + Building Surveying + Town Planning			
7 East Cliff, Preston, Lancashire, PR1 3JE 13 Horsfield Walk, Camdon Street, Chester, CH1 4EB		01772 258 356 01772 402 500	

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APPLICATION REPORT – 18/01023/FUL

Validation Date: 9 November 2018

Ward: Chisnall

Type of Application: Full Planning

Proposal: Erection of detached garage

Location: Land 30 Metres North Of 1 Stocks Court Heskin

Case Officer: Chris Smith

Applicant: Mr John Mawdsley

Agent: Mr Zoran Baros

Consultation expiry: 30 November 2018

Decision due by: 4 January 2019

RECOMMENDATION

1. It is recommended that this application is refused for the following reason:

The proposed development would be inappropriate development in the Green Belt and would be harmful by definition. The applicant has not demonstrated that there are very special circumstances which would outweigh the definitional harm to the Green Belt. The proposal is, therefore, contrary to the National Planning Policy Framework

SITE DESCRIPTION

2. The application site is in the Green Belt. It is an unused, flat levelled and irregularly shaped plot of land to the north of Stocks Court. Stocks Court is a small residential development of five dwellings constructed on land formally used as a vehicle workshop and engineering depot. The site bounds with open rural land to the east and with land relating to 'Sanderson's Farm' to the north. It bounds with Stocks Lane to the west.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission for the erection of a detached garage, which would measure approximately 6.8m by 9.8m. It would have a dual pitched roof with an eaves and ridge height of approximately 2.6m and 5.2m respectively. The garage would be set back within the site by approximately 20m from the public highway to the west. It would be capable of providing off road parking for 3no. cars.

REPRESENTATIONS

4. Two representations have been received citing the following grounds of objection:
 - The proposed development would be on Green Belt land
 - Proposed development would impact on the residential property no. 1 Stocks Court
 - The application form is incorrect as it states that the land is used for open storage for a building company
 - The proposed garage would not serve a residential property

- Loss of privacy
- Loss of views
- Drainage

CONSULTATIONS

5. Heskin Parish Council – Have not commented.

PLANNING CONSIDERATIONS

6. It is considered that the main issues for consideration in this application are as follows;

1. Principle of the development in the Green Belt
2. Impact on the character and appearance of the locality
3. Impact on the amenity of neighbouring occupiers
4. Highway safety

Principle of the development in the Green Belt

7. National guidance on Green Belt is contained in Chapter 13 of the Framework which states:

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified

8. The application site is located within the Green Belt. National planning policy affords stringent control of development within the Green Belt and the first stage in assessing a proposal for new buildings is to determine whether it represents an 'inappropriate' form of development; in other words, one that does not fall within the list of exceptions identified at paragraph 145 of the Framework. Any development falling outside those exceptions is 'inappropriate' and deemed harmful to the Green Belt by definition.
9. The land is vacant, serves no particular purpose, and is not previously developed land. It does not form part of the curtilage of a dwellinghouse. It is noted that a previous planning application at the same site (ref 14/00963/FUL) for a detached bungalow with integral garage, was refused on the basis that the proposed development would constitute inappropriate development in the Green Belt, as it was not considered that the site was within a built-up-street frontage or a village and thus the scheme did not benefit from the exception related to infilling. Given that there have been no changes to the character and layout of the immediate locality since this previous application and there still exists a substantial gap between the application site and the neighbouring buildings to the north of the site at 'Sandersons Farm', it is not considered that the proposed development would constitute limited infilling within a village as set out at exception e) of the Framework.
10. The proposed development is for a detached garage. It is not considered that the proposed development would fall within the list of exceptions to inappropriate development detailed at paragraph 145 of the Framework. The proposed development must therefore be considered inappropriate, which is harmful by definition, and to which substantial weight must be attached.
11. Such development should not be approved except in 'Very Special Circumstances', which will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The applicant has not demonstrated that there are any very special circumstances, which would outweigh the harm to the Green Belt by reason of inappropriateness. It is not considered, therefore, that the principle of the proposed development is an acceptable one.

Impact on the character and appearance of the locality

12. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
13. The proposed garage would be relatively modest in terms of height, size and scale and as it would be set back well within the site by approximately 20m, it would not be a highly prominent feature within the street scene. It would have a pitched roof and brickwork detailing and it is considered that these design features would reflect the residential context found to the south of the site at Stocks Court. The garage would occupy a relatively modest proportion of site and would not therefore have a detrimental impact on the surrounding area by virtue of its density, siting and building to plot ratio.

Impact on the amenity of neighbouring occupiers

14. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that the development should not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing.
15. The nearest neighbouring residential property at no. 1 Stocks Court, would be approximately 12.5m away from the proposed garage and the residential property at no. 2 Stocks Court would be approximately 19m away. Due to these separation distances, the positioning of the proposed garage relative to these neighbouring properties and the relatively modest height of the proposed garage it is not considered that there would any unacceptable adverse

impacts on the levels of amenity currently enjoyed by the occupiers of these properties. The proposed garage would be too far distant (approximately 65m) from the residential property to the north at 'Sandersons Farm' to have any material impact upon the setting of this property or the amenity of its occupiers. This does not, however, counteract the impact of the proposed development on the Green Belt considered above.

Highway safety

16. There is an existing access gate and vehicular access point to the site from Stocks Lane. No new access is proposed as part of the scheme and whilst the proposed development would provide car parking spaces for three cars, it is not considered that there would be a material change in significant intensification of traffic in the vicinity of the site.

CONCLUSION

17. The proposed development would not comply with any of the exceptions to inappropriate development set out at paragraph 145 of the Framework. It would therefore constitute inappropriate development in the Green Belt which is harmful by definition. The proposal is, therefore, contrary to the National Planning Policy Framework.

RELEVANT HISTORY OF THE SITE

Ref: 98/00535/FUL **Decision:** PERFPP **Decision Date:** 2 September 1998
Description: Single-storey side extension,

Ref: 99/00126/FUL **Decision:** PERFPP **Decision Date:** 23 March 1999
Description: Single-storey side extension, modification to planning permission 9/98/535,

Ref: 99/00127/FUL **Decision:** PERFPP **Decision Date:** 25 March 1999
Description: Erection of detached garage and outbuilding to form 2 stables,

Ref: 07/01331/FUL **Decision:** PERFPP **Decision Date:** 7 January 2008
Description: Erection of single storey rear extension,

Ref: 11/00145/FUL **Decision:** REFFPP **Decision Date:** 15 April 2011
Description: Extension to existing single-storey granny annex

Ref: 82/00562/FUL **Decision:** REFFPP **Decision Date:** 26 October 1982
Description: Change of use of ground floor to private restaurant

Ref: 81/00079/OUT **Decision:** REFOPP **Decision Date:** 16 March 1981
Description: 3 houses (outline)

Ref: 74/00859/FUL **Decision:** PERFPP **Decision Date:** 18 December 1974
Description: Double garage

Ref: 14/00963/FUL **Decision:** REFFPP **Decision Date:** 20 November 2014
Description: Proposed detached bungalow with integral garage.

Ref: 5/5/00476 **Decision:** CLO **Decision Date:** 16 April 1951
Description: Garage for woodcocks transport ltd

Ref: 75/00214/OUT **Decision:** REFOPP **Decision Date:** 12 May 1975
Description: Outline application for Bungalow

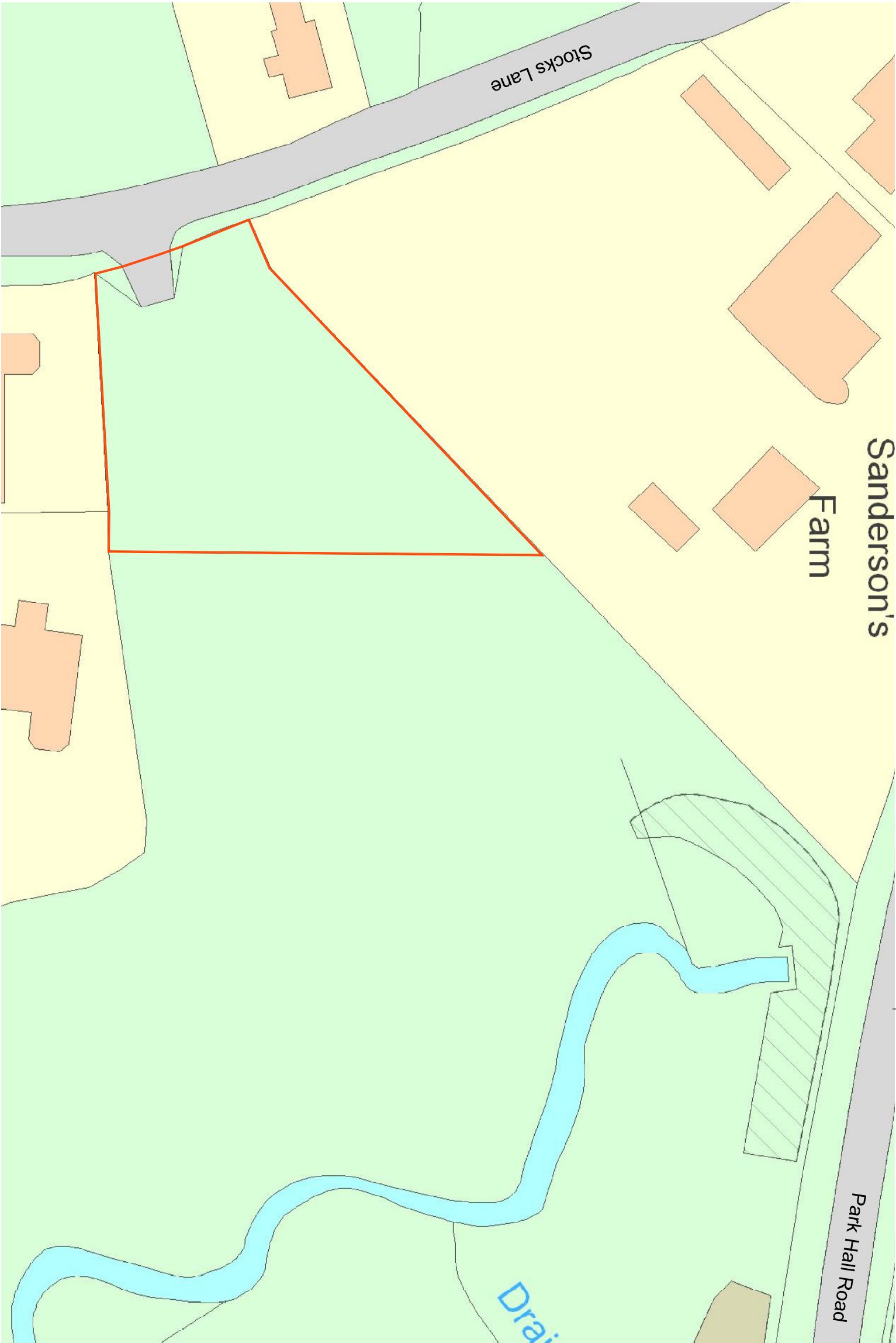
RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National

Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

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DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. SUBJECT TO SITE SURVEY AND ALL NECESSARY CONSENTS. ALL DIMENSIONS TO BE CHECKED BY USER AND ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT BEFORE THE WORK COMMENCES. THIS DRAWING IS TO BE READ WITH ALL OTHER RELEVANT MATERIALS.

Revision	Notes	Date	Drawn
A	Updated	Oct '18	



ARCHITECTURE AND DESIGN

Fuzed A+D Ltd, 74A Water Street, Radcliffe, Manchester, M26 4DF • Tel/Fax: 0161 724 8006 • Email: fuzed@talktalk.net

Project	Site adjacent Stocks Court, Heskin, Chorley				
Client	Mr T Mawdsley				
Content	Location Plan				
Scale	1:1250	Drawn	ZB	Checked	-
				Date	Oct '18
				Contract No.	1224
				Dwg No.	1.01
				Rev	A



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Report of	Meeting	Date
Director (Customer & Digital)	Development Control Committee	15 January 2019

PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 3 DECEMBER 2018 AND 4 January 2019

PLANNING APPEALS LODGED

Planning Application: 18/00707/FULHH - Inspectorate Reference: APP/D2320/D/18/3217495

Appeal by Mr & Mrs Rosemary and Dennis Bird against the delegated decision to refuse full planning permission for the erection of fencing (maximum 2m in height) to create increased visibility for approaching traffic and more pavement space.

18 Lancaster Avenue, Clayton-Le-Woods, Leyland, PR25 5TD.

Inspectorate letter confirming appeal valid received 4 December 2018.

Planning Application: 18/00751/FULHH - Inspectorate Reference: APP/D2320/D/18/3218953

Appeal by Mr & Mrs Gornall against the delegated decision to refuse full planning permission for the erection of a single storey rear extension.

Spencer House, Brook Lane, Charnock Richard, Chorley, PR7 5LJ.

Inspectorate letter confirming appeal valid received 20 December 2018.

APPEAL DECISIONS

None

PLANNING APPEALS WITHDRAWN

None

ENFORCEMENT APPEALS

None

Report Author	Ext	Date	Doc ID
Adele Hayes	5228	4 January 2019	***

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