

# Development Control Committee

**Tuesday, 25 July 2006**

**Present:** Councillor Harold Heaton (Chair), Councillor , Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Francis Culshaw, Henry Caunce, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Ralph Snape and Christopher Snow

**Officers:** Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager) and Dianne Scambler (Trainee Democratic Services Officer)

## **06.DC.33 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Councillors Cain, D Dickinson (Vice-Chair), Edgerley, and S Smith.

## **06.DC.34 DECLARATIONS OF ANY INTERESTS**

No declarations of interest were declared.

## **06.DC.35 MINUTES**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 20 June 2006 be confirmed as a correct record and signed by the Chair.**

## **06.DC.36 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Director of Development and Regeneration giving notification of four appeals that had been lodged against the refusal of planning permission, one appeal that had been dismissed, one appeal that had been allowed and three appeals that had been granted and one appeal that had been refused by the Planning Inspectorate.

**RESOLVED – That the report be noted.**

## **06.DC.37 PLANNING APPLICATIONS AWAITING DECISION**

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by the Committee.

**RESOLVED – That the planning applications, as now submitted be determined in accordance with the Committee's decisions as recorded below.**

### **(a) A1: 06/00077/REMMAJ - Land Off Little Carr Lane, Chorley**

Application No: 06/00077/REMMAJ

Proposal: Reserved matters application for the construction of residential development comprising 56 dwellings, open space and associated infrastructure.

Location: Land Off Little Carr Lane, Chorley

Decision:

It was proposed by Councillor Bedford, seconded by Councillor R Lees, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

**1. Prior to the commencement of development 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 unless otherwise first agreed in writing by the Local Planning Authority.**

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy GN5, of the Chorley Borough Local Plan Review (2003).***

**2. During the construction period, all trees to be retained shall be protected by fencing in accordance with BS5837 (2005): 'Trees in Relation to Construction' as set out in the tree survey hereby approved. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should be considered sacrosanct and should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.**

***Reason: To safeguard the trees to be retained and in accordance with Policies EP9 and HT9 of the Chorley Borough Local Plan Review (2003).***

**3. No development shall commence unless and until the nature conservation investigation / survey work in accordance with the details submitted pursuant to condition 4 of the outline planning permission have been agreed in writing with the Local Planning Authority and implemented in full, or in accordance with the agreed timing. No dwelling shall be occupied until all those works have been completed.**

***Reason: In order to secure the nature conservation interest of the site in accordance with condition 4 of the outline application and policy 21 of the Joint Lancashire Structure Plan (2005) and GN5 of the Chorley Borough Local Plan Review 2003.***

**(b) A2: 06/00266/FULMAJ - Chorley Business and Technology Centre, Euxton Lane, Euxton**

Application No:06/00266/FULMAJ

Proposal: Proposed 2no. three storey office units and service roads, landscape areas and car parking.

Location: Chorley Business and Technology Centre, Euxton Lane, Euxton

Decision:

It was proposed by Councillor D Gee, seconded by Councillor A Lowe, and subsequently **RESOLVED to grant planning permission subject to a Section 106 Agreement and the following conditions:**

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

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

**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 91 of the Town and Country Planning Act 1990.

**3. Before the development hereby permitted is first commenced, 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

**4. No part of the development hereby permitted shall be occupied or used until a means of vehicular access has been constructed in accordance with the approved plans.**

**Reason:** *In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

**Reason:** *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

**8. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. TR8 of the Adopted Chorley Borough Local Plan Review.**

**9. The approved plans are:**

Plan Ref.	Received On:	Title:
P.431/17/B	26 May 2006	Location Plan
P.431/15 Rev B	26 May 2006	Plans and Elevations
P.431A/16 Rev A	26 May 2006	Proposed Site Layout

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

**(c) A3: 06/00580/REMAJ - Gillibrand Hall Grounds, Grosvenor Road, Chorley**

Application No:06/00580/REMAJ

Proposal: Erect 87 no dwellings with garages and associated road, sewer and landscaping works.

Location: Gillibrand Hall Grounds, Grosvenor Road, Chorley

Decision:

It was proposed by Councillor R Lees, seconded, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

**1. This consent relates to the following plans:**

Plan Ref.	Received On:	Title:
-	14.07.04	House Type
<b>Plans</b>		
04/79/P09	22.06.04	Strip
Elevations AA, BB, CC, DD		
04/79/P08	22.06.04	Strip
Elevations X, Y, Z		
04/79/P07	22.06.04	Strip
Elevations U, V, W		
04/79/P06	22.06.04	Strip
Elevations Q,R,S,T		
04/79/P05	22.06.04	Strip
Elevations M, N, O, P		
04/79/P04	22.06.04	Strip
Elevations J, K, L		
04/79/P03	22.06.04	Strip
Elevations F, G, H		
04/79/P02	22.06.04	Strip
Elevations A, B1&B2, C,D,E		
04/79/P01	22.06.04	Site Plan
Showing Strip		
		Elevation
GH-11-04-001	22.06.04	Detail Site
Layout		
1620.12	22.06.04	Landscape
Proposals sheet 1 of		
		2
1620.13	22.06.04	Landscape
Proposals sheet 2 of		
		2
GH-11-07-001	22.06.04	External
Works Plan		
1620.07X	12.09.03	Tree Survey

Q1A054 Plans Aire	09.06.06	Floor
Q2A062 Plans Allen	09.06.06	Floor
Q2H060 Plans Bala	09.06.06	Floor
Q3H078 Plans Ennerdale	09.06.06	Floor
Q3H089 Plans Gallway	09.06.06	Floor
Q3H096 Plans Irthing	09.06.06	Floor
Q3H090 Plans Hardwick	09.06.06	Floor
Q3H092 Plans Hayward 2	09.06.06	Floor
Q3H091 Plans Hayward	09.06.06	Floor
Q4H124 Plans Otter	09.06.06	Floor
Q4H122 Plans Ouse	09.06.06	Floor
Q4H126 Plans Parrett	09.06.06	Floor
Q4H131 Plans Roadford	09.06.06	Floor
Q4H139 Plans Severn	09.06.06	Floor
Q2A061 Plans Amherst 8	09.06.06	Floor
Q2A065 Plans Amherst 2	09.06.06	Floor

*Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*

(d) **A4: 06/00589/REMMAJ - Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application No:06/00589/REMMAJ

Proposal: Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha).

Location: Site 6 and 8 Buckshaw Avenue, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor D Gee, seconded by Councillor Snow, and subsequently **RESOLVED to grant planning permission subject to a Section 106 Agreement and the following conditions:**

**1. The approved plans are:**

Plan Ref.	Received On:	Title:
889/19 Landscape	08/06/06	Planting Plan
15905-PL100 Plan	23/05/06	Location
15905/PL102 Eastern Boundary	23/05/06	Site Plan

15905-PL107	23/05/06	Proposed
Elevations		
15905-PL105	23/05/06	Office Plans
SK01	23/05/06	Foul and
Surface water outfall		
781.01	23/05/06	Outline
Landscape Proposals		
15905-PL109	02/06/06	Walkway
detail		
15905-PL104	23/05/06	Proposed
Elevations		
15905-PL111	23/05/06	Proposed
Sections		
15905-PL106	23/05/06	Detailed
Elevations and		
		Sections

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

**2. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.**

***Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.***

**3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.**

***Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.***

**4. Before the development hereby permitted is first commenced, 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 EM2 of the Adopted Chorley Borough Local Plan Review.***

**5. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.**

***Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.***

6. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

*Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: In the interest of the appearance of the locality and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

10. The existing soil levels around the base of the trees to be retained shall not be altered except as otherwise agreed in writing with the local planning authority.

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

11. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:1991 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

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

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 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 EM2 of the Adopted Chorley Borough Local Plan Review.***

14. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. TR8 of the Adopted Chorley Borough Local Plan Review.***

15. The development of the site should be carried out in accordance with the approved Method Statement.

***Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.***

16. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

***Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.***

17. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post Remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

***Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.***

18. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and fuel filling areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

***Reason : To prevent pollution of the water environment and in accordance with Policy Nos. EP17, EP18, EM2 and EM3 of the Adopted Chorley Borough Local Plan Review.***



**19. No materials or equipment shall be stored on the site other than inside the building or the areas as allocate don the approved plans.**

***Reason: In the interests of the amenity of the area and in accordance with Policy No.EM2 of the Adopted Chorley Borough Local Plan Review.***

**(e) A5: 06/00590/REMMAJ - Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application No:06/00590/REMMAJ

Proposal: Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha).

Location: Site 6 and 8, Buckshaw avenue, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor D Gee, seconded by Councillor Snow and subsequently **RESOLVED to grant planning permission subject to a Section 106 Agreement and the following conditions:**

**1. The development of the site should be carried out in accordance with the approved Method Statement.**

***Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.***

**2. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.**

***Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.***

**3. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post Remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.**

***Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.***

**4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and fuel filling areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.**

***Reason : To prevent pollution of the water environment and in accordance with Policy Nos. EP17, EP18, EM2 and EM3 of the Adopted Chorley Borough Local Plan Review.***

**5. No materials or equipment shall be stored on the site other than inside the building or the areas as allocate don the approved plans.**

***Reason: In the interests of the amenity of the area and in accordance with Policy No.EM2 of the Adopted Chorley Borough Local Plan Review.***

6. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

7. The approved plans are:

Plan Ref.	Received On:	Title:
889/19	08/06/06	Planting Plan
Landscape		
15905-PL101	23/05/06	Location
Plan		
15905-PL103	23/05/06	Site Plan
Western Boundary		
15905-PL110	23/05/06	Gatehouse
15905-PL107	23/05/06	Proposed
Elevations		
15905-PL106	23/05/06	Detailed
Elevation and section		
15905-PL104	23/05/06	Proposed
Elevations		
781.01	23/05/06	Outline
Landscape Proposals		
SK01	23/05/06	Foul and
surface water outfall		

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

8. Before the development hereby permitted is first commenced, 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

9. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

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

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

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

*Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

12. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

14. 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

15. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. TR8 of the Adopted Chorley Borough Local Plan Review.*

(f) A6: 06/00601/REMMAJ - Site 2, Buckshaw Avenue, Buckshaw Village, Lancashire

Application No: 06/00601/REMMAJ

Proposal: Reserved Matters Application for the erection of 18,353 Sq m building for B2/B3 use with ancillary parking areas and landscaping.

Location: Site 2, Buckshaw Avenue, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor D Gee, seconded by Councillor Molyneaux, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

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

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

**2. The approved plans are, unless otherwise agreed in writing by the Local Planning Authority:**

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
889/10 Rev A Plan	23/05/06	Red Edge
12205-PL200 Rev A Layout	13/06/06	Masterplan
12205-PL201 Plan	23/05/06	Unit 2 Site
12205-PL202 Elevations	23/05/06	Proposed
12205-PL203 12205-PL204 Elevations and Sections	23/05/06 23/05/06	Office Plans Detailed
12205-PL205 Elevations	23/05/06	Proposed
12250-PL206 Sections	23/05/06	Proposed
900/103 Rev E Design (Landscaping)	23/05/06	Detailed

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

**3. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.**

*Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.*

**4. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.**

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

**5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

6. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.*

7. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.*

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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.***

**12. 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 EM2 of the Adopted Chorley Borough Local Plan Review.***

**13. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. TR8 of the Adopted Chorley Borough Local Plan Review.***

**14. The development of the site should be carried out in accordance with the approved Method Statement.**

***Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.***

**15. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.**

***Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.***

**(g) A7: 06/00602/REMMAJ - Site 3, Buckshaw Avenue, Buckshaw Village, Lancashire**

Application No:06/00602/REMMAJ

Proposal: Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping.

Location: Site 3, Buckshaw Avenue, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor D Gee, Seconded by Councillor Molyneaux, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

**1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters or unless otherwise first agreed to in writing by the Local Planning Authority.**

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

2. The approved plans are, unless otherwise agreed in writing by the Local Planning Authority:

Plan Ref.	Received On:	Title:
889/10 Rev A Plan	23/05/06	Red Edge
12205-PL200 Rev A Layout	13/06/06	Masterplan
12205-PL201 Plan	23/05/06	Unit 2 Site
12205-PL202 Elevations	23/05/06	Proposed
12205-PL203	23/05/06	Office Plans
12205-PL204 Elevations and Sections	23/05/06	Detailed
12205-PL205 Elevations	23/05/06	Proposed
12250-PL206 Sections	23/05/06	Proposed
900/103 Rev E Design (Landscaping)	23/05/06	Detailed

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

3. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

*Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.*

4. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

6. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with*

***Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.***

**7. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.**

***Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.***

**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 and EM2 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.***

**12. 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 EM2 of the Adopted Chorley Borough Local Plan Review.***



13. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. TR8 of the Adopted Chorley Borough Local Plan Review.*

14. The development of the site should be carried out in accordance with the approved Method Statement.

*Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.*

15. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

*Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.*

**(h) A8: 06/00509/FULMAJ - Astley Park and Buildings, Park Road, Chorley**

Application No: 06/00509/FULMAJ

Proposal: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new café, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. The construction of a 2.5m and 3.5m high wall to complete the enclosure of the walled garden. The construction of bin stores. The engineering operations associated with the drainage and distilling of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to provide refreshments.

Location: Astley Park and Buildings, Park Road, Chorley.

Decision:

It was proposed by Councillor R Snape, seconded by Councillor A Lowe, and subsequently **RESOLVED to grant full planning permission but that it would not be released until a decision had been received from the Government Office of the North West.**

**(i) B1: 06/00510/LBC - Astley Park and Buildings, Park Road, Chorley**

Application No: 06/00510/LBC

Proposal: Demolition of existing extensions, building and structures and proposed works to facilitate the conversion of the Coach House to a new café, classroom and exhibition space and shop and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities together with related hard landscaping works. The repair and reconstruction of the existing wall to the walled garden and the construction of a new 2.5m to 3.5m wall to complete the enclosure of the walled garden.

Location: Astley Park and Buildings, Park Road, Chorley.

Decision:

It was proposed by Councillor R Snape, seconded by Councillor A Lowe, and subsequently **RESOLVED** that the application be referred to Government Office of the North West for determination with an indication that the Development Control Committee fully support the proposed development.

**(j) B2: 06/00534/FUL - Tan Pitts Farm, New Road, Anderton**

Application No: 06/00534/FUL

Proposal: Conversion of barn to dwelling with offices and construction of a detached garage.

Location: Tan Pitts Farm, New Road, Anderton

Decision:

It was proposed by Councillor Ball, seconded by Councillor D Gee, to defer the decision to allow a visit of the Site Inspection Sub-Committee to the development.

An amendment to the motion was proposed by Councillor A Lowe, seconded by Councillor Bedford, and was subsequently **RESOLVED (8:1) to grant full planning permission subject to the following conditions:**

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

***Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.***

**2. This consent relates to the following plans:**

Plan Ref.	Received On:	Title:
K159/110E Ground and First Floor	7 <sup>th</sup> July 2006	Proposed
		Plans
K159/111D Elevations	7 <sup>th</sup> July 2006	Proposed
K159/115A Proposed single garage	7 <sup>th</sup> July 2006	
K159/100E Site Plan	14 <sup>th</sup> July 2006	Proposed
K159/109 Elevations	5 <sup>th</sup> June 2006	Existing
9/108A Existing Ground and First Floor	5 <sup>th</sup> June 2006	
		Plans
	9 <sup>th</sup> May 2006	Site Location
Plan 9/114 Site Entrance Road	16 <sup>th</sup> May 2006	
6/T00 Topographical Survey	16 <sup>th</sup> May 2006	
9/116 Window Details	14 <sup>th</sup> July 2006	

***Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.***

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

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

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

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

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

5. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

6. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

7. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

*Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.*

9. 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, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.**

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

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

**11. The building subject to this planning application has the potential to support bats. Before the development commences a scheme detailing proposed bat roosting opportunities within the building should be submitted to and approved in writing by the Local Planning Authority.**

**Reason: To replace the bat roosting opportunities present in the buildings on site which will be lost and to sustain the viability of the local population of bats. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.**

**12. The development hereby permitted shall be used as a live/work unit in accordance with the approved plans. The work element of the building shall remain ancillary to the proposed residential accommodation and the building shall not be used solely for residential or commercial purposes.**

**Reason: To protect the openness and character of the surrounding area and the amenities of local residents and in accordance with Policy Nos DC1 and DC7A of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.**

**(k) B3: 06/00535/LBC - Tan Pits Farm, New Road, Anderton**

Application No: 06/00535/LBC

Proposal: Conversion of barn to dwelling with offices.

Location: Tan Pitts Farm, New Road, Anderton

Decision:

It was proposed by Councillor Ball, seconded by Councillor D Gee, to defer the decision to allow a visit of the Site Inspection Sub-Committee to the development

An amendment to the motion was proposed by Councillor A Lowe, seconded by Councillor Bedford, and subsequently **RESOLVED (8:1) to grant full planning permission subject to the following conditions:**

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

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2. This consent relates to the following plans:**

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
<b>K159/100E Site Plan</b>	<b>14<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>K159/110E Ground and First</b>	<b>7<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>K159/111D Elevations</b>	<b>7<sup>th</sup> July 2006</b>	<b>Floor Plans Proposed</b>

K159/108A Ground and First Floor	5 <sup>th</sup> June 2006	Existing
K159/109 Elevations	5 <sup>th</sup> June 2006	Plans Existing
Plan	9 <sup>th</sup> May 2006	Site Location
K159/116 Details	14 <sup>th</sup> July 2006	Window

***Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.***

3. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

4. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

5. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

***Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.***

(I) B4: 06/00536/LBC - Tan Pits Farm, New Road, Anderton

Application No:06/00536/LBC

Proposal: Proposed two storey side extension.

Location: Tan Pits Farm, New Road, Anderton

Decision:

It was proposed by Councillor Bell, seconded by Councillor Molyneaux and subsequently **RESOLVED (10:1) to grant outline planning permission subject to the following conditions:**

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

***Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.***

**2. This consent relates to the following plans:**

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
<b>K159/100E</b>	<b>14<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>Site Plan</b>		
<b>K159/104F</b>	<b>14<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>Elevations</b>		
<b>K159/103F</b>	<b>14<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>Floor Plans</b>		
<b>K159/101</b>	<b>3<sup>rd</sup> May 2006</b>	<b>Existing</b>
<b>Floor Plans</b>		
<b>K159/106</b>	<b>3<sup>rd</sup> May 2006</b>	<b>Existing</b>
<b>Elevations</b>		
<b>K159/105A</b>	<b>14<sup>th</sup> July 2006</b>	<b>Proposed</b>
<b>Window details</b>		

***Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.***

**3. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.**

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

**4. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.**

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

**5. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.**

***Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.***

**6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been**

submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HT2 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HT2 of the Adopted Chorley Borough Local Plan Review.*

**(m) B5: 06/00629/OUT - Cowling Business Park, Canal Side, Chorley**

Application No:06/00629/OUT

Proposal: Outline application for the erection of three industrial units, class B2, each 250 square metres with access from canal side.

Location: Cowling Business Park, Canal Side, Chorley

Decision:

It was proposed by Councillor A Lowe, seconded by Councillor R Lees, and subsequently **RESOLVED to grant outline planning permission subject to the following conditions:**

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

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.*

**2. The approved plans are:**

Plan Ref.	Received On:	Title:
100/SK/01D Site Plan	29 <sup>th</sup> June 2006	Proposed
100/005A	26 <sup>th</sup> May 2006	Site Location Plan
100/SK/02A Section	26 <sup>th</sup> May 2006	Existing Site Plan Proposed

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

**3. Before the development hereby permitted is first commenced, full details of all reserved matters namely the design, external appearance of the buildings and the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority.**

*Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

**4. 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 plans. The development shall only be carried out in conformity with the approved details.**

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

5. 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 plans). 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

6. No part of the development hereby permitted shall be occupied or used until the footways have been constructed in accordance with the approved plans.

*Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

10. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas 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. 7 of the Joint Lancashire Structure Plan.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 8, Class A) or any Order



revoking or re-enacting that Order, no extension or alteration shall be carried out in respect of the buildings to which this permission relates.

*Reason : To prevent an intensification in the use of the premises, in the interests of the visual amenities of the area and the amenities of local residents and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

12. No materials or equipment shall be stored on the site other than inside the building.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

13. Notwithstanding the previously submitted information the application for approval of reserved matters shall be accompanied by further ecological information which is required in order to determine the impact of the proposed development and to inform the need for mitigation/compensation methods. The information should include:\* The results of Phase 1 habitat survey that fully conforms to the standard JNCC methodology. This should be extended to include an assessment of the potential of the various habitats to support species of ecological interest, including species of principal importance, Red list species etc\* All semi-natural habitats, or habitats that may be of at least local importance, should be surveyed to Phase 2 level\* An assessment of the potential impact on species of principal importance to inform the need for mitigation/compensation methods.\* It should be demonstrated that the landscaping associated with the development will make contributions to targets specified in the UK and Lancashire Biodiversity Action Plans.\* The design of the development should address the maintenance and enhancement of habitat connectivity between the Leeds Liverpool Canal and the Black Brook and along these habitat corridors. In the event that the proposed development will result in any ecological impacts appropriate mitigation/ compensation methods shall be incorporated within the submitted Ecological Survey to demonstrate that there will be no net loss of ecological value.

**Reason: To protect the ecological value of the site and in accordance with Policies EP4 and EP10 of the Adopted Chorley Local Plan Review, Planning Policy Statement 9: Biodiversity and Geological Conservation and Policy 21 of the Joint Lancashire Structure Plan**

#### **06.DC.38 SITE INSPECTION SUB-COMMITTEE**

The Committee received the minutes of the meeting of the Site Inspection Sub-Committee held on Monday 17 July 2006.

The Sub-Committee had visited, at the request of the Development Control committee, the site of the following application.

Planning Application 06/00469/FUL

The retrospective planning application 06/00469/FUL had sought permission to retain the formation of a pitched roof over an existing first floor flat roof dormer at 57, Lancaster Lane, Clayton-Le-Woods.

The Sub-Committee after taking all the factors into account had recommended the Development Control Committee to refuse planning permission for the retrospective proposal.

It was proposed by Councillor D Gee, seconded by Councillor Culshaw, and subsequently **RESOLVED (11:1) to refuse the retrospective planning application for the following reason:**

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is overly prominent, poorly related visually to the existing dwelling, and detrimental to the street scene and the area as a whole.

**06.DC.39 REPORTS OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION ON SELECTED CASES DETERMINED FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE**

The Committee received for information, reports by the Director of Development and Regeneration on the following category 'B' development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

Application No: 05/00193/FUL

Proposal: Erection of 5 bay modular building for use as a nursery pre-school.

Location: Westwood County Primary School, Westwood Road, Clayton-Le-Woods.

Decision: Planning permission granted.

Application No: 06/00288/FUL

Proposal: Agricultural Storage Building

Location: Land at Phillipsons Farm, Off Higher House Lane, Heapey

Decision: Planning permission granted.

Application No: 06/00556/FUL

Proposal: Change the use of a dwelling house into two flats.

Location: 255 Pall Mall, Chorley

Decision: Planning permission granted.

Application No: 06/00638/COU

Proposal: Change of use of agricultural land into two full size football pitches with training area.

Location: Land 130m North of Bishop Rawstone C of E International Language College, Out Lane, Croston

Decision: Planning permission refused.

Application No: 06/00645/TEL

Proposal: Upgrade of existing 1 no. 15 metre flexicell Column and equipment cabinet at Moor Road to include increasing of size of the existing shroud and addition of a 2G outdoor cabinet.

Location: O2 Telecommunications Mast, Tarn Hows Close, Chorley

Decision: Prior app not required – Telecom Mast.

Application No: 06/00667/FUL

Proposal: Erection of new dwelling to replace existing.

Location: 60, Chorley Lane, Charnock Richard, Chorley

Decision: Planning permission granted.

**RESOLVED – 1. That if any further applications are received relating to the use of agricultural land at Bishop Rawstone C of E International Language College, Out Lane, Croston, they will be brought to and determined by this Committee and not dealt with by delegated powers.**

**2. That the reports be noted.**

**06.DC.40 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 5 JUNE 2006 AND 7 JULY 2006**

The Director of Development and Regeneration presented, for Members information, a schedule listing the remainder of the planning applications that had been determined by the Chief Officer under delegated powers between 5 June 2006 and 7 July 2006.

**RESOLVED – That the schedule be noted.**

**06.DC.41 ENFORCEMENT REPORT - 1-5, POMPIAN BROW, BRETHERTON**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to secure the removal of all vehicles, plant, equipment and container from land, rear of 1 – 5, Pompian Brow, Bretherton and for the landowners to cease the use of the land for parking, storage and maintenance of contractors vehicles, plant and equipment and the siting of a vehicle container body.

**RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control:**

1. Without planning permission the change of use of the land from agricultural to a mixed use of the land for agricultural and the parking, storage and maintenance of contractors vehicles plant and equipment and the siting of a vehicle container body.

**Requirements of the Enforcement Notice**

**Cease the use of land for the parking, storage and maintenance of contractors vehicles plant and equipment and the siting of a vehicle container body, and remove all vehicles, plant, equipment and container body from the land.**

**Period of Compliance**

**3 months**

**Reason**

**The land is within the Green Belt as defined by the Adopted Chorley Borough Local Review. The development is not appropriate use within the Green Belt and is contrary to Policy DC1 of the Local Plan and Planning Policy Guidance Note 2 Green Belts, being inappropriate development and harmful to the character and appearance of the Green Belt.**

**The use of the site is detrimental to the amenities of local residents by virtue of noise, disturbance and visual intrusion, which detracts from the character and appearance of the Conservation Area.**

2. Without planning permission the erection of a building.

**Requirements of the Enforcement Notice**

**Demolish the building and remove the materials from the land.**

**Period for compliance**

**3 months**

**Reason**

**The land is within the Green Belt as defined by the Adopted Chorley Borough Local Review. The development is not an appropriate use within the Green Belt and is contrary to Policy DC1 of the Local Plan and Planning Policy Guidance Note 2 Green Belts, being inappropriate development and harmful to the character and appearance of the Green Belt. There are no special circumstances to justify an exception to the presumption against inappropriate development in the Green Belt.**

**The use of the site is detrimental to the amenities of local residents by virtue of noise, disturbance and visual intrusion, which detracts from the character and appearance of the Conservation Area.**

Chair