
Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 11 August 2006

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND AUGUST 2006

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 22nd August 2006 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

Members of the Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

3. **Minutes of meeting Tuesday, 25th July 2006 of Development Control Committee (Pages 1 - 28)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 25 July 2006 (enclosed).

4. **Planning Appeal - Talbot Mill, Froom Street, Chorley (Pages 29 - 34)**

Report of the Director of Development and Regeneration (enclosed).

5. **Planning Appeals and Decisions - Notification (Pages 35 - 36)**

Report of the Director of Development and Regeneration (enclosed).

6. **Planning Applications awaiting decision (Pages 37 - 38)**


(a) **A1: 06/00640/FULMAJ - Rectory Farm, Town Road, Croston (Pages 39 - 50)**

(b) **A2: 06/00658/FULMAJ - Part Parcel F, Main Street, BUckshaw Village, Whittle-Le-Woods (Pages 51 - 56)**

Continued....

- (c) A3: 06/00676/REMAJ - Parcel H7, Buckshaw Village, Euxton Lane, Euxton (Pages 57 - 66)
 - (d) A4: 06/00678/REMAJ - Land, Parcel H6A, Lancashire Drive, Buckshaw Village, Whittle-Le-Woods (Pages 67 - 74)
 - (e) A5: 06/00666/OUTMAJ - St. Mary's Church Hall, Lawrence Lane, Eccleston, Chorley (Pages 75 - 88)
 - (f) B1: 06/00716/FUL - Land 260m South West of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock (Pages 89 - 94)
 - (g) B2: 06/00758/FUL - Little Acorns Nursery, 34, Sheep Hill Lane, Clayton-Le-Wood's, Chorley (Pages 95 - 102)
 - (h) B3: 06/00794/COU - 305, The Green, Eccleston, Lancashire (Pages 103 - 108)
 - (i) B4: 06/00819/FUL - Charnock Richard Golf Club, Preston Road, Charnock Richard (Pages 109 - 114)
7. **Reports of the Director of Development and Regeneration on selected cases determined following consultation with the Chair and Vice-Chair of the Committee (Pages 115 - 116)**
- (a) D1: 06/00715/COU - 72, Pall Mall, Chorley (Pages 117 - 122)
 - (b) D2: 06/00800/FUL - Millennium House, Euxton Lane, Euxton (Pages 123 - 126)
8. **A list of planning applications determined by the Chief Officer under Delegated Powers between 10 July 2006 and 4 August 2006 (Pages 127 - 146)**
9. **Enforcement Report - Erection of Agricultural Building - Land 260M South West of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock (Pages 147 - 150)**
- Report of the Director of Development and Regeneration (enclosed).
10. **Objection to Tree Preservation Order No. 2 (Chorley) 2006 (Pages 151 - 154)**
- Report of the Director of Development and Regeneration (enclosed).
11. **Proposed Confirmation of Tree Preservation Orders (Pages 155 - 156)**
- Report of the Deputy Director of Legal Services (enclosed).
12. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

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

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

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

01257 515823

کیجئے:

This page is intentionally left blank

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

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	08/06/06	Planting Plan
Landscape		
15905-PL100	23/05/06	Location
Plan		
15905/PL102	23/05/06	Site Plan
Eastern Boundary		

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

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

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

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

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

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 th June 2006	Proposed
100/005A	26 th May 2006	Site Location Plan
100/SK/02A Section	26 th 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

Report of	Meeting	Date	Item No
Director of Development and Regeneration	Development Control Committee	22/08/2006	***

PLANNING APPEAL TALBOT MILL, FROOM STREET, CHORLEY.

PURPOSE OF REPORT

- To inform members of a change in circumstances with respect to the above appeal due to be heard at Public Inquiry.

CORPORATE PRIORITIES

- This report does not affect corporate priorities.

RISK ISSUES

- The issue raised and recommendations made in this report involve risk considerations in the following categories:

Strategy		Information	
Reputation	4	Regulatory/Legal	
Financial	4	Operational	
People		Other	

- Members should be aware that there would be a cost implication for proceeding with the appeal where by the Council would be required to pay its own legal counsel together with any costs from the appellants. There is a risk of the Councils reputation being affected. Local residents may take issue if the Public Inquiry does not take place. However those issues raised by residents were not reflected in the Council's reasons for refusal of the application and would not be defended by the Council.

BACKGROUND

- In June 2005 Development Control Committee considered an application at Talbot Mills ref 05/00344/FULMAJ for the erection of 164 dwellings. The application was subsequently refused for the following reasons:

- The proposal would contribute to an oversupply of housing in the Borough contrary to the provisions of Policy 12 of the Adopted Joint Lancashire Structure Plan.
- The proposal is contrary to Policy HS5 of the Adopted Chorley Borough Local Plan Review in that it does not make adequate provision for affordable housing.

Continued....



3. There is still potential for protected species to be affected by the proposed development and insufficient information to confirm the potential impacts or any mitigation needed. The landscaping proposals do not confirm that targets specified in UK and Lancashire Biodiversity Action Plans will be complied with. The development is therefore contrary to Policies EP4 and EP10 of the Adopted Chorley Borough Local Plan Review and Policy ER5 of the North West Regional Planning Guidance/Regional Spatial Strategy.
6. The refused application was subsequently appealed in January 2006 and is due to be heard at Public Inquiry on the 26th September 2006. Since the appeal the appellants have been liaising with your officers to resolve the second and third reasons for refusal which relate to matters of detail before the commencement of the Inquiry. This is good practice and is a situation that is advocated nationally in order to agree certain matters between the parties before the appeal which reduces time and the potential for any award of costs that may result from the Inquiry.

THE CURRENT SITUATION.

7. The appellants have now agreed to pay a commuted sum for the provision of affordable housing within the Borough of £1.1 million. This figure has been arrived at following negotiation on the acceptable mix of dwellings to be used in the assessment of the commuted sums and market valuations. This is in accordance with policy HS5 of the Local Plan. This will be achieved through a Section 106 Agreement.
8. The third reason for refusal related to impact on protected species and landscaping proposals not conforming to targets identified within the Lancashire Biodiversity Action Plan. These issues are currently under discussion but the reality is these matters will be resolved before the Public Inquiry. The appellants and the Council are therefore not intending to provide expert witnesses on these matters but agree them through a Statement of Common Ground. There is now no reason to defend this reason for refusal and to do so when matters have been resolved would result in a costs award against the Council.
9. The outstanding reason for refusal which was fundamental to the Councils considerations related to the development contributing to an oversupply of housing and was contrary to Policy 12 of the Joint Lancashire Structure Plan. Lancashire County Council objected to the application and commented that any recommendation by the Council to permit then the County would seek a call in from the Secretary of State as being contrary to the most up to date Development Plan. The County Council were to provide evidence and stand as expert witness at the Public Inquiry to defend that reason for refusal as it was based on their advice.
10. Following a meeting to discuss the forthcoming Inquiry with your officers, Councils legal counsel and County officers it became clear that as the second reason for refusal relating to the provision of affordable housing had been resolved the County no longer wished to defend the first reason for refusal and withdrew their objection to the development. It would appear that the provision of affordable housing or payment of a commuted sum was seen as an exception to Policy 12 although the County had never raised this as a consideration previously. This has now left the Council in a difficult position as it would not be able to defend the appeal on the basis of a fundamental policy consideration originally put forward by the County. This would leave the Council open to a significant award of costs if it proceeded with the appeal.
11. Advice from legal counsel was for the Council to resolve the situation with the appellants as soon as possible by ensuring that a Section 106 Agreement encompassing those elements of the required commuted sums be signed before Proofs of Evidence are required to be submitted to the Planning Inspectorate, which is the 25th August. This

would reduce the potential for a claim against the Council and would give the Council the appropriate defence against any potential application for award of costs by the appellant.

- 12. The appellants are in agreement with this action and are preparing a Section 106 Agreement to be signed by both parties. A further update will be provided in the Addendum at the Development Control Committee meeting in August.

COMMENTS OF THE DIRECTOR OF FINANCE

- 13. Any comments received will be reported on the Addendum.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

- 14. There are no HR implications associated with this report.

RECOMMENDATION(S)

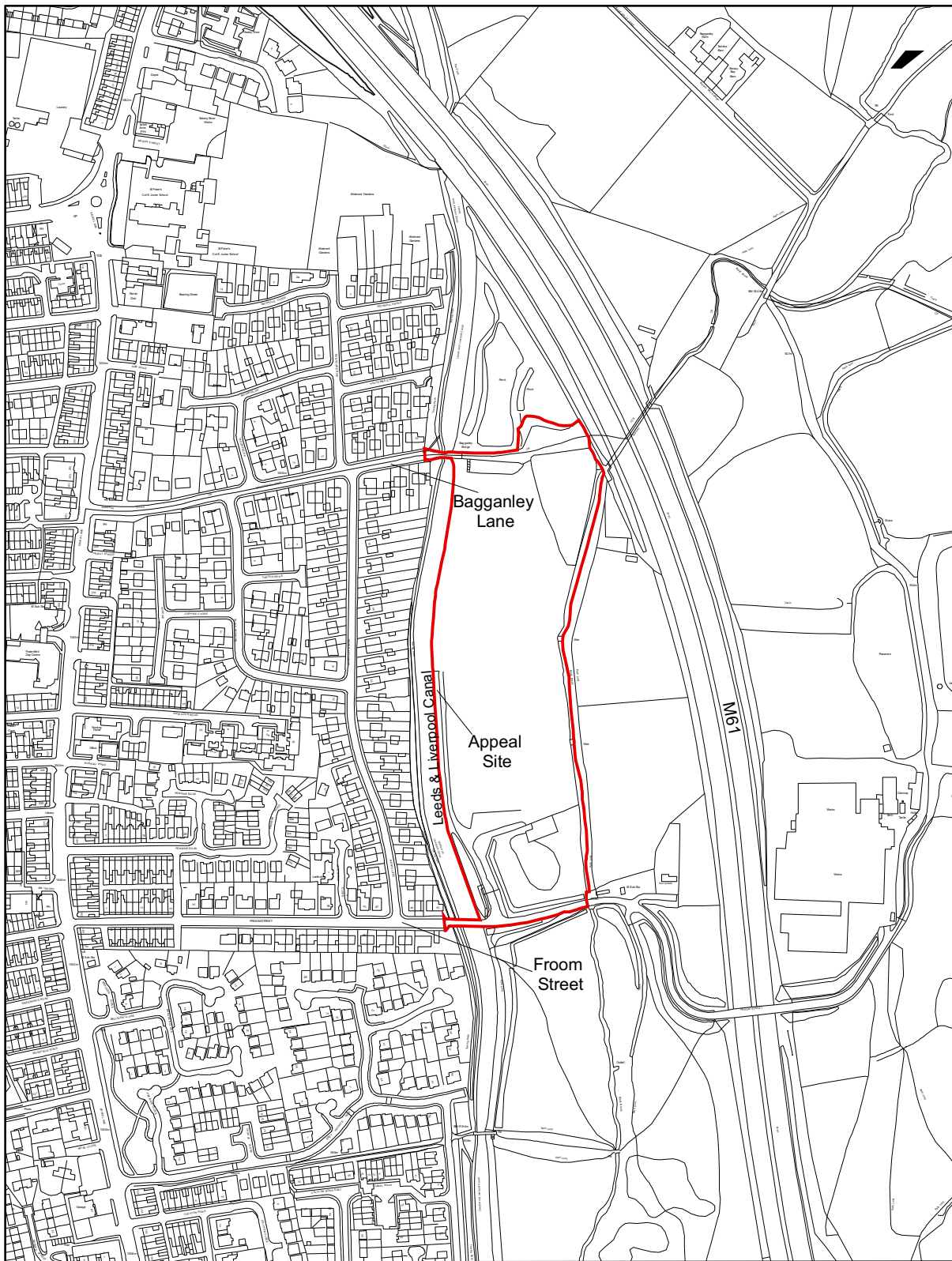
- 15. To note the report and agree the course of action as suggested in paragraph 11.

JANE MEEK
 DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
05/00344/FULMAJ	***	05/00344/FULMAJ	Civic Offices, Union Street

Report Author	Ext	Date	Doc ID
Wendy Gudger	5349	8 th August 2006	NEWREP

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Chorley B.C. 100018509

Talbot Mill Report

SCALE
1:5,000

This page is intentionally left blank



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.08.2006

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 10 July and 4 August 2006, of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

CORPORATE PRIORITIES

- 2 This report does not affect the corporate priorities

RISK ISSUES

- 3 The report contains no risk issues for consideration by Members.

PLANNING APPEALS LODGED

- 4 Appeal by Mr E Oxley against the refusal of planning permission for extension of first floor dormer and garage at 42 Clayton Gate, Coppull (Application number 06/00159/FUL).
- 5 Appeal by Mr Alun Muir against the refusal of planning permission for a single storey side extension at 4 Home Farm Mews, Grape Lane, Croston (Application number 06/00442/FUL).

PLANNING APPEALS DISMISSED

- 6 Appeal by Primelight Advertising Ltd against the refusal of advertisement consent for two single sided free standing display units at 219- 221 The Green Eccleston (Application number 06/00156/ADV).
- 7 Appeal by Mr & Mrs Galloway against the refusal for the erection of first floor side extension at 1 Ramsden Cottages, Twistmoor Lane, Withnell (Application number 05/00817/FUL).



PLANNING APPEALS ALLOWED

- 8 Appeal by T-Mobile (UK) Ltd against the refusal of prior notification for the erection of a 11.7m monopole and associated ground cabin at land adjacent to Gospel Hall, Lichfield Road, Chorley (Application number 05/00904/TEL).

ENFORCEMENT NOTICE APPEALS LODGED

- 9 Appeal by Mr S R Pearson against an enforcement notice issued for a breach of planning control, namely the erection of a link extension at Sitchcroft Farm, Brown House Lane, Wheelton (EN 604).

RECOMMENDATION(S)

- 10 That the report be noted

J E MEEK
 DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Letter from Planning Inspectorate	24.07.2006	06/00159/FUL	Union Street Offices
"	24.07.2006	06/00442/FUL	"
"	25.07.2006	06/00156/ADV	"
"	04.08.2006	05/00817/FUL	"
"	20.07.2006	05/00904/TEL	"
	14.07.2006	EN 604	"

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	10.08.2006	ADMINREP/REPORT

Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.08.2006

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/00640/FULMAJ	Refuse Full Planning Permission	Rectory Farm Town Road Croston Leyland PR26 9RA
A. 2	06/00658/FULMAJ	Refuse Full Planning Permission	Part Parcel F, Main Street Buckshaw Village Whittle-Le-Woods Lancashire
A. 3	06/00676/REMMAJ	Approve Reserved Matters	Parcel H7 Buckshaw Village Euxton Lane Euxton Lancashire
A. 4	06/00678/REMMAJ	Refuse Reserved Matters	Land Parcel H6A Lancashire Drive Buckshaw Village Whittle-Le-Woods Lancashire
A. 5	06/00666/OUTMAJ	Refuse Outline Planning Permission	St Marys Church Hall Lawrence Lane Eccleston Chorley PR7 5SJ
B. 1	06/00716/FUL	Refuse Full Planning Permission	Land 260m South West Of Gardeners Cottage 83 Rawlinson Lane Heath Charnock
B. 2	06/00758/FUL	Permit Full Planning Permission	Little Acorns Nursery 34 Sheep Hill Lane Clayton-Le-Woods Chorley PR6 7JH
B. 3	06/00794/COU	Refuse Full Planning Permission	305 The Green Eccleston Lancashire PR7 5TJ
B. 4	06/00819/FUL	Permit Full Planning Permission	Charnock Richard Golf Club Preston Road Charnock Richard Lancashire PR7 5LE

This page is intentionally left blank

Item A. 1 06/00640/FULMAJ Refuse Full Planning Permission

Case Officer Miss Caron Taylor

Ward Lostock

Proposal Proposed redevelopment of Rectory Farm creating 6 no. four bedroom dwellings, conversion of existing barn to create 3 no. three bedroom apartments and 1 no. two bedroom apartment with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking,

Location Rectory Farm Town Road Croston LeylandPR26 9RA

Applicant The Diocese Of Blackburn

Proposal: The application is for the redevelopment of Rectory Farm creating 6 no. four bedroom dwellings, conversion of the existing barn to create 3 no. three bedroom apartments and 1 no. two bedroom apartment with associated garage spaces and visitor parking. The application also includes the erection of a rear extension to Croston Trinity Methodist Church to create a Sunday school/community facilities with associated car parking.

Background: Rectory Farm is a former farmstead within the settlement of Croston, owned by the Diocese of Blackburn. It is sited within Croston Conservation Area and part of the site that includes the covered stalls is within the Article 4 area. The site bounds Town Road to the east and Westhead Road to the north, although it does not take in the corner at the junction of the two roads, no. 1 Westhead Road, currently in three flats.

To the west, part of the site bounds with Croston Methodist Church (to which a rear extension is proposed as part of this application) and Yarrow Close, and to the south with the British Legion Hall on Castle Walks and the curtilage of 20 Town Road.

Planning History: 95/00253/FUL & 95/00254/CON: Application and Conservation Area Consent for rebuild loose boxes – Permitted
01/01067/FUL: Proposed housing development to create 16 dwellings including the demolition & rebuilding of an existing barn - Withdrawn

Planning Policy: GN4: Settlement Policy – Other Rural Settlements
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
HT7: New Development in Conservation Areas
HS6: Housing Windfall Sites
HS8: Local Needs Housing within Rural Settlements Excluded from the Green Belt.
Joint Lancashire Structure Plan 2001-2016
HS21: Play Space Requirements
PPG25: Development and Flood Risk
EP19: Development and Flood Risk

Consultations:Lancashire County Council Highways:

The proposed access to Westhead Road is acceptable subject to conditions.

Chorley Community Safety Partnership/MAPS:

State that the Highways Authority should be consulted on the new access.

Environmental Services:

The Director of Streetscene, Neighbourhoods & Environment Directorate state that they have no comments.

Lancashire County Council Strategic Planning & Transport:

Consider that the proposal would be contrary to Policies 1, 5 and 12 of the adopted Joint Lancashire Structure Plan (JLSP).

Policy 1 of the JLSP directs the majority of development to Principal Urban Area, Main Towns, Key Service Centres and Strategic Location for Development.

Policy 5 requires that any proposed housing development would meet an identified local need. It is considered that, the proposed development is not justified in terms of meeting an identified local need for housing.

Policy 12 of the JLSP requires the provision of 4,710 dwellings in Chorley over the plan period 2001-2016. Within this total, annualised average rates of provision are given for the period 2001-2006, 485 dwellings per annum, and for the period 2006-2016, of 230 dwellings per annum. These dwellings provide for household change and exclude provision for clearance replacement dwellings. The explanatory memorandum to Policy 12 explains that Districts should aim to meet the annual housing provision on a yearly basis as closely as possible and that any shortfall or surplus in provision in earlier years will have a consequential effect for the annual provision to be met in subsequent years.

2,184 dwellings were completed in the period 1 April 2001 to 31 March 2005. As at 31 March 2005 there were 2,054 dwellings with the benefit of planning permission (with an additional 446 dwellings awaiting section 106 agreements). The existing housing supply would satisfy the annualised rates of provision up to 2006, and is likely the annualised rate of provision for several years thereafter. Consequently the proposed development is contrary to Policy 12 of the JLSP.

Strategic Housing Services

Note that there is no provision identified within the proposed plans for affordable housing. In terms of the findings of the Housing Needs and Demand Survey 2004 there is a significant higher number of owner occupied properties within west rural settlements, with a very low percentage of social rented homes, only 6.9% compared to 14.7% across the borough and 0.5% shared ownership. There are above average numbers of larger detached and semi-detached homes and significantly lower than average numbers of terraced houses and flats.

It is especially difficult for first time buyers to enter the market in rural parishes due to the lack of smaller, lower value homes. Over half of those intending to set up their own home in the next year or so were looking to move from rural to more urban areas of the borough. It has been suggested that the main reason for those households moving out of rural areas is the lack of suitable affordable housing in rural areas. Of the estimated 400 affordable homes required in the borough over the next five years, over 10%, approximately 45 units will be required in the rural west area.

Environment Agency:

The Environment Agency objects to the application on the grounds that a Flood Risk Assessment (FRA) as required by PPG 25 does not accompany it. The site is located in Flood Zone 3, which is the high risk zone. The site also has a history of flooding, and was flooded during a major flood event in August 1987.

United Utilities:

Have no objection to the proposal subject to conditions.

Head of Public Space Services:

Have no comments to make on the scheme.

Lancashire County Council Ecologist:

A bat and barn owl survey has been produced to the satisfaction of the County Ecologist subject to a planning condition.

Applicants Case: A supporting statement accompanies the application considering the proposals in light of the policy context, the impact on the Conservation Area and the design and layout of the proposals.

Representations: 627 representations have been received in response to the application.

Four letters of support have been received and one letter of no objection. Their comments can be summarised as:

- The development will improve the appearance of the area, what else could the buildings be used for?
- To return the site to a working farm is a Utopia. When it was a farm there were complaints regarding the noise and smell of animals from residents.
- With regard to providing services and amenities on the site, the few remaining shops in the village are already struggling to make a living, and with regards to toilets these would be better sited at the end of the village green.
- Some character houses on the site would enhance the area.
- If the barn is not converted and vandals get in someone could be seriously hurt or even killed.

Trinity Methodist Church have sent a letter of support, stating that although their church benefits from the scheme they would not support something out of self-interest which they did not believe was beneficial to the village. They also make the following comments; the site is a blight on the village and no one can wish the situation to continue. The Diocese is bound by Charity Law to sell any property to the highest bidder. It is very difficult to see where a parish council or voluntary body could get the funds to

submit any kind of realistic offer, and a small housing development, with social housing and green areas, seems a very appropriate and attractive use of the land. The parking provision will be very helpful for the church, the almshouses and the neighbourhood, easing congestion. The alternative suggestion that the land be used for commercial or manufacturing purposes would necessarily increase the volume of heavy traffic onto the site and into and through the village, as well as exacerbating the parking situation. The extension to the church would provide facilities that are specifically for community use.

There have been 622 objections, mainly in the form of three different letters signed by local people, although 11 unique letters have been received. The objections received can be summarised as:

- The scale, size and type of the development are not appropriate to the character of Croston and would have a detrimental impact on the village.
- Croston desperately needs central village services and amenities.
- The proposals will worsen existing traffic and parking problems on Westhead Road and Town Road, affecting highway safety and parking.
- The proposals would be detrimental to the Conservation Area.
- The proposals are contrary to the Council's Supplementary Planning Guidance because no attempt has been made to market the site for commercial, manufacturing, tourism and community facilities.
- No attempt has been made to market the site as a working farm.
- Croston needs village amenities rather than luxury homes.
- The development is contrary to the Windfall Housing Supplementary Planning Guidance.
- Double yellow lines on Westhead Road would exacerbate Croston's traffic problems, increasing traffic speeds.
- The proposals do not benefit the area.
- The school in the village is already full.
- No provision has been made for social or affordable housing.
- The tenants of the flats at no. 1 Westhead Road currently park on the site with permission from the tenant farmer or outside the almshouses, which will be lost. They will be forced to park in areas that will increase the risk of accidents on an already busy road.

Croston Parish Council

Object to the application as it fails to adhere to Chorley Borough Council's Planning Policy.

The application contains no provision for affordable housing within the development, which is urgently needed in the village if younger residents are to be retained. The proposal comprises windfall development.

The supporting information fails to demonstrate requirements under HS16 of the Local Plan regarding the marketing of the site

have been complied with. Furthermore the supporting information also fails to demonstrate planning policies EM4 and EM9 have been complied with.

Assessment:Design and Appearance

Policy HT7 covers New Development in Conservation Areas. The Council's Conservation Officer has made detailed comments on the application in terms of the design of the proposals in the context of the Conservation Area. With regards to the design of the proposals, they are considered unacceptable in their current form.

Rectory Farm is one of a number of farmsteads in the village that make an important contribution to the nature of the place, by forming a more open textured and rural feel to the denser and 'busier' development of, for example, the terraced houses elsewhere. The site incorporates significant undeveloped frontages, a characteristic that recurs throughout the conservation area and creates a complementary balance between buildings and spaces.

The layout of the proposed houses is acceptable in principle, respecting the primacy of the barn at the Westhead Road end of the site, creating an appropriately loose-knit grouping and closing off the end of the long view down the site. However, the Conservation Officer states that the plan form of the dwellings is somewhat too elaborate and additional minor projections, such as porches and chimneys emphasise their domestic nature, undermining their claim to be complementary to the existing buildings. In addition, the window and door details are unacceptable, being of standard executive style, bearing little relation to the vernacular of the site.

The boundary walling along both road frontages is to be maintained, which is vital for the scheme to be successful, although the splayed entrance with the pedestrian footway is unacceptable being an unfortunate modern highway detail.

With regards to the barn conversion, the design as proposed is unacceptable, especially the rear extension. The internal subdivision of the barn seems to have driven the alterations externally, whereas the scheme should be designed to use existing openings, minimise external alterations and ensure any alterations are compatible with the existing character and appearance of the barn.

It is considered that the proposed garaging should be lean-to rather than double pitch, which would reflect the characteristic detail in the streetscene. They should also be simply detailed with dry verges rather than the fascias and bargeboards proposed.

The extension of the Chapel is acceptable in principle with the design being largely satisfactory, however, there are still issues regarding the depth and pitch of the roofs and the awkward junction and hip introduced, although these could be overcome.

Notwithstanding other issues surrounding the application, overall, it is considered that although the layout is close to acceptable, however, there are many design issues that need to be addressed if the resulting development is to preserve and enhance the

character and appearance of the conservation area and do justice to the historic barn in line with policy HT7.

Windfall Supplementary Planning Guidance

One of the main issues surrounding the application is the current restriction on Windfall Housing Developments. An objection has been received from LCC Strategic Planning as detailed under consultations. It is considered that the proposals would lead to an inappropriate excess of housing in relation to the Joint Structure Plan Requirement, as set out in Policy 12.

At Borough level Policy HS6 of the Chorley Borough Local Plan Review deals with sites not allocated for housing (windfall sites) within the boundaries of settlements excluded from the Green Belt. It states that development will only be permitted subject to a number of criteria being satisfied. One of these criteria is that the overall housing requirement of the Structure Plan for Chorley Borough would not be materially exceeded as a result of the grant of planning permission.

The Interim Supplementary Planning Guidance (SPG) - Windfall Housing Developments sets out a number of exceptions to the housing restraint policy for which planning permission will still be granted. The supporting statement accompanying the application states that it is considered the application meets the requirements of these exceptions and the proposed development therefore complies with the SPG.

The conversion of the barn to residential use does fall under exception (j) of the SPG, as it is the conversion of an empty building within 400 metres of a shopping centre and the building is within Croston Conservation Area.

The other element of the proposal is the building of six dwellings on the site. The supporting statement argues that these comply with exception (f) of the Windfall SPG – Exceptional proposals which have overriding regeneration, community, economic development and/or conservation benefit.

In light of this policy the applicants state that the proposed development will bring about both community and conservation benefits. Firstly, it will enable the redevelopment of a currently derelict site within the Conservation Area and the dwellings are designed to be in keeping with the character of the area. It will also result in a number of benefits to the local community. Land along the western boundary of Rectory Farm will be gifted to the adjacent Methodist Church to accommodate the new extension and parking provision for 15 cars (separate from the parking for the dwellings) will be provided for use by the Sunday school/community centre, the almshouses (on the opposite side of Westhead Road) and the wider community when the facilities are not in use. Land in the southwest corner of the site will be gifted to the British Legion Hall, which backs onto the site, although this land does not form part of the application. The applicants therefore state that the proposed development will have significant community and conservation benefits in line with exception (f) of the Windfall SPG.

The SPG states that exceptions of this kind, which have genuine benefits, are likely to be very rare. They must relate to key sites and be schemes of Borough-wide significance. The test will be that

housing development is demonstrated by the applicant to be necessary to secure the overall benefit proposed, that these benefits are substantial and are otherwise in accordance with the relevant policies in the Local Plan and other relevant Council Strategies. This includes taking account of sustainability criteria, innovative 'green development' initiatives and Secured by Design stipulations.

However, although the application does offer some conservation and community benefits it is not considered that they are of Borough-wide significance. Therefore, the community and conservation benefits put forward with the application are not sufficient to override the policy of housing restraint in the Borough. If allowed the proposal would therefore result in a contribution to an inappropriate excess of housing provision in the Borough. In addition the applicant has not demonstrated that standard market housing is necessary to secure the benefits proposed.

HS8: Affordable Housing

Policy HS8 covers residential development of open land, other than a small gap in an otherwise built-up frontage, within a Rural Settlement excluded from the Green Belt. The policy states that residential development will be restricted to schemes which would significantly contribute to the solution of a recognised local housing problem. The policy lists a number of criteria which must be satisfied, the first one of which is; (a) a substantial majority of the dwellings will be made available at significantly below current market costs. The proposals do not include provision for any affordable housing and so the proposals are contrary to this policy.

Neighbour Amenities

No. 1 Westhead Road is in residential use and has several windows facing the proposed barn conversion. The Council has adopted guidelines that there should be 21m between facing windows at first floor level and 10m between a window and the boundary of another property. The proposals do not comply with these guidelines and therefore it is considered that there would be overlooking between no. 1 Westhead Road and the barn as converted. With regards to the comments on parking, as discussed below the application could not secure double yellow lines on Westhead Road.

Highways and Parking

Lancashire County Council state that the access to Westhead Road is acceptable subject to conditions. However, it is considered that the splayed entrance needs to be redesigned in line with the comments of the Conservation Officer.

The plan includes double yellow lines on Westhead Road. The Highways Authority have advised that the provision of yellow lines is not a prerequisite for the new access, and is not a matter that could be subject of the planning application. The provision of yellow lines is subject of a Traffic Regulation Order processed by the Highway Authority, and not under the control of the applicant or Planning Authority. Implementation of yellow lines involves consultation with the public, Police, Parish Council and District Council and is open to objection, and may not go ahead if there are valid objections. However, it is clear the applicant is prepared to make a financial contribution to the investigation of yellow lines. If members are minded to grant planning permission and are in

favour of yellow lines, then funding could be secured through a section 106 agreement.

Flood Risk

The Environment Agency has objected to the application on the grounds that it is not accompanied by a flood risk assessment as required by Planning Policy Guidance note 25 (PPG25). The proposals are therefore contrary to PPG25 and policy EP19 of the adopted Chorley Local Plan Review.

Play Areas

Proposals for housing development are required to include provision for outdoor play space by policy HS21 of the adopted Chorley Borough Local Plan Review and the Interim guidelines for the New Equipped Play Areas. For developments under 1 hectare (which this site is) the Council require a financial contribution towards the provision and maintenance of equipped play space in the locality from all new housing developments irrespective of their size. The applicant has not provided information regarding this issue and the proposals are therefore contrary to the above policies.

Other Planning Policies

Many objectors have stated that the proposals are contrary to other Local Plan Policies.

With regard to policy HS16: Removal of Agricultural Occupancy Conditions, the site is not the subject of such a condition, as the buildings pre-date the planning system.

With regard to the Supplementary Planning Guidance: Conversion of Rural Buildings in the Countryside and its associated Local Plan policies DC7A and DC7B, these only relate to buildings in the countryside outside settlement boundaries, so are not relevant to the Rectory Farm site.

Policy EM4 relates to the protection of employment sites in rural settlements, and EM9 the redevelopment of existing employment sites for non-employment uses, falling within Use Classes B1, B2, B8 and A2, rather than agriculture.

Conclusion:

The proposals do provide some conservation and community benefits, however it is not considered these are sufficient to outweigh the policy of housing restraint in the Borough. In addition, the scheme makes no provision for affordable housing. The designs of the proposals, particularly the barn conversion, are not acceptable in their current form and a Flood Risk Assessment has not been provided in accordance with PPG25. Therefore, the application is recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposals are contrary to policy GN5 of the adopted Chorley Local Plan Review in that the design of the proposed dwellings emphasises their domestic nature undermining the assertion that they are complementary to the existing buildings on the site. In addition, the conversion of the barn

does not respect the buildings simple agricultural appearance, specifically through the creation of excessive new openings and proposed extension.

2. The site is within Croston Conservation Area. The design of the dwellings and barn conversion do not respect the special architectural or historic interest of the area and are therefore contrary to policy no. HT7 of the adopted Chorley Local Plan Review and PPG15 Planning and the Historic Environment.

3. The proposed development when considered in the context of latest housing site monitoring information would contribute towards an inappropriate excess in housing supply provision. The proposal would therefore be contrary to :

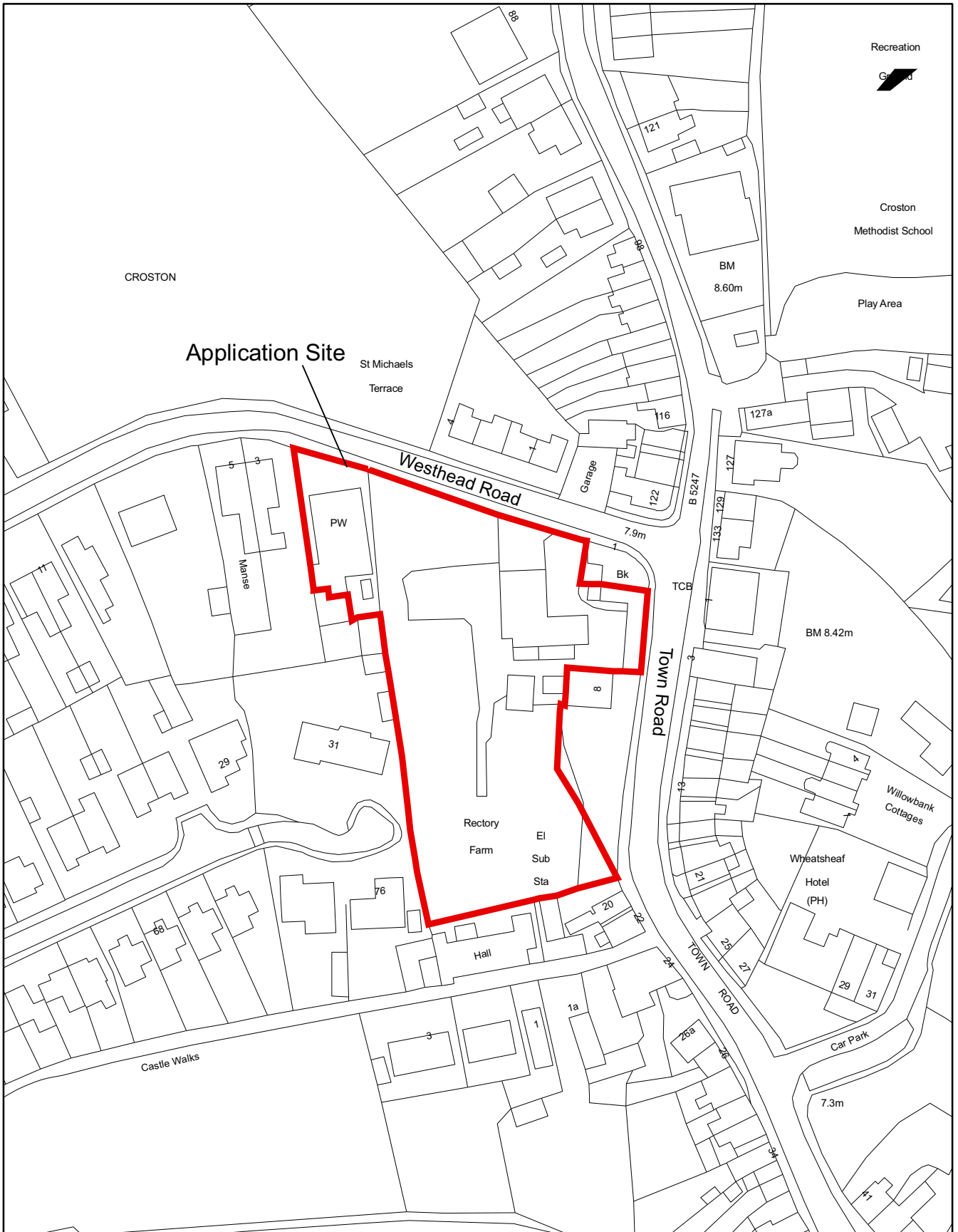
- 1) the provisions of Policy HS6 of the Adopted Chorley Borough Local Plan Review;
- 2) Approved Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
- 3) the aims and objectives of Policy 12 of the adopted Joint Lancashire Structure Plan 2001-2016 and Regional Planning guidance for the North West.

Insufficient justification has been submitted to warrant the release of the site for development within the boundary of the settlement.

4. The site is located in Flood Zone 3 as identified by the Environment Agency and has a history of flooding. The application is not accompanied by a Flood Risk Assessment as required by PPG25 and is therefore contrary to PPG25 and policy no. EP19 of the adopted Chorley Borough Local Plan Review.

5. The site is within a rural settlement excluded from the Green Belt, therefore the proposals are contrary to policy HS8 of the adopted Chorley Borough Local Plan Review as the scheme does not contribute to the solution of a recognised local housing problem, as a substantial majority of the dwellings will not be made available at significantly below current market costs.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application Number:
06/00640/FULMAJ

Grid Ref:
E: 348840
N: 418684

Scale:
1:1,250

Agenda Item No.

This page is intentionally left blank

Item A. 2	06/00658/FULMAJ	Refuse Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Clayton-le-Woods and Whittle-le-Woods	
Proposal	Residential development comprising of 125 dwellings together with associated infrastructure,	
Location	Part Parcel F, Main Street Buckshaw Village Whittle-Le-Woods Lancashire	
Applicant	Rowland Homes Ltd	
Background	<p>The application is a full application at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as land south of 106 Main Street).</p>	
Proposals	<p>The current proposal is to erect 125 dwellings together with associated infrastructure.</p> <p>The parcel is situated to the south east of Main Square surrounded on all sides by other parcels. The only land bounding the application site that currently benefits from planning permission is the land to the north on which 155 dwellings were given planning permission at committee in April 2005.</p> <p>The site is within a contemporary housing as set out in the Buckshaw Village Master Plan and Residential Design Code. It should be noted that the entry points into the parcel are set, as they are reliant on other parcels outside the control of the applicant.</p> <p>The proposals will be accessed at four points from adjacent parcels; two from the west, one from the south and one from the east.</p> <p>The scheme takes the form of 125 units in total, including 36 apartments and 89 houses. The houses will be 2 and 2½ storeys, the latter utilising the roof space and the apartment blocks will be three storeys.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development</p>	

Consultations:Chorley Head of Public Space Services (Highways):

Highways have commented on the latest amended plans received. They state that although the proposals have the beginnings of an adoptable layout there are still problems with it. In particular the access way serving plots 69-89 serves 19 properties and therefore must be served by a 5.5m wide road for the whole length and have footways all the way round, which it does not.

They also have concerns regarding the 'backstreets' and who will maintain them, as the Council will not adopt them. The backstreet against plots 66 and 43 will become a rat-run and therefore needs blocking mid-way through to stop through traffic. Other backstreets that are shown as blocked need to have something more substantial than planting that will be motorcycle and car proof, so barrier details need to be provided.

The turning head by plot 40 is overlong and isn't required at that point, while other plots on the layout all open unacceptably into junctions and the drive of plot 31 can't be accessed without running over the length of the footway.

Director of Streetscene Neighbourhoods & EnvironmentDirectorate:

Environmental Protection has no comments to make on the application.

The Waste Management section state that dwellings provided with communal storage areas should have adequate accommodation for refuse and recycling containers. The layout should also avoid narrow access points, steep slopes and archways to allow access by the refuse vehicles.

LCC Archaeology:

State that no archaeological response is necessary.

Third Party Representations

None received.

Assessment

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. With regard to building types and heights the Design Code states that such areas will be 1-3 storey detached, semi-detached and terraced housing with bungalows as appropriate.

The density of the parcel is 52 dwellings per hectare, which is well above the figure in the Design Code for contemporary housing areas of 25-35 dwellings per hectare. The code also specifies housing for this parcel, rather than the apartments proposed.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping

integrated into the scheme. In addition, the appearance, layout and spacing of new buildings should respect the distinctiveness of the area. This is supplemented by policy HS4 that lays down the criteria that residential developments should satisfy in terms of design and layout.

With regards to the application under consideration, the proposed apartments result in large areas of parking being required, which for the Rennes apartment type have been set along the road frontage. The houses on plots 8-17 also have their parking spaced in front of the properties. It is considered that the amount of parking in front of the buildings is excessive and will result in the layout being dominated by views of parked cars, especially in the evenings and at weekends. Several of the properties are also served by tandem spaces, which is likely to cause conflict between the residents. In addition 'backstreets' will provide much of the parking for the other type of apartments (known as type X) and the housing, which will be visible from the roads that pass through the parcel. It is therefore considered that the proposals are contrary to criteria a) of policy HS4 that state the site should be planned and laid-out comprehensively and provide a safe, high quality and interesting visual environment. Plots 19-22 are served by an alleyway down the side of plot 22, which is considered unacceptable in terms of safety and crime prevention, also contrary to criteria e) of policy HS4.

The parcel to the north given permission in April 2005 mainly has properties at right angles, or windows not serving habitable rooms backing onto the parcel now proposed. However, the relationship between some properties is considered unacceptable, particularly the property backing onto plots 33 and 34 which has a bedroom window facing the gardens of the properties proposed with an interface distance of 16m, well below the Council's guideline of 21m between first floor windows. Another issue in relation to neighbour amenity is the buildover's on plot 74 and 84, allowing access to a parking court at the rear over which an apartment is built. The angle of the access means vehicles will drive across the front of the adjoining parcels causing unacceptable noise and disturbance to these properties. In addition, emergency vehicles, such as a fire engine, would be unable to access the parking courts if necessary, contrary to policy TR4.

The positioning of a sub-station forward of the buildings line next to plot 14, is also considered unacceptable, being particularly prominent in the streetscene.

Conclusion

The scheme would result in an unacceptable layout being dominated by parking. In addition, there are highway issues still to be resolved and neighbour amenity issues between plots on the site and those on the adjacent parcel. The proposals are therefore contrary to policy GN5 and HS4 and TR4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.

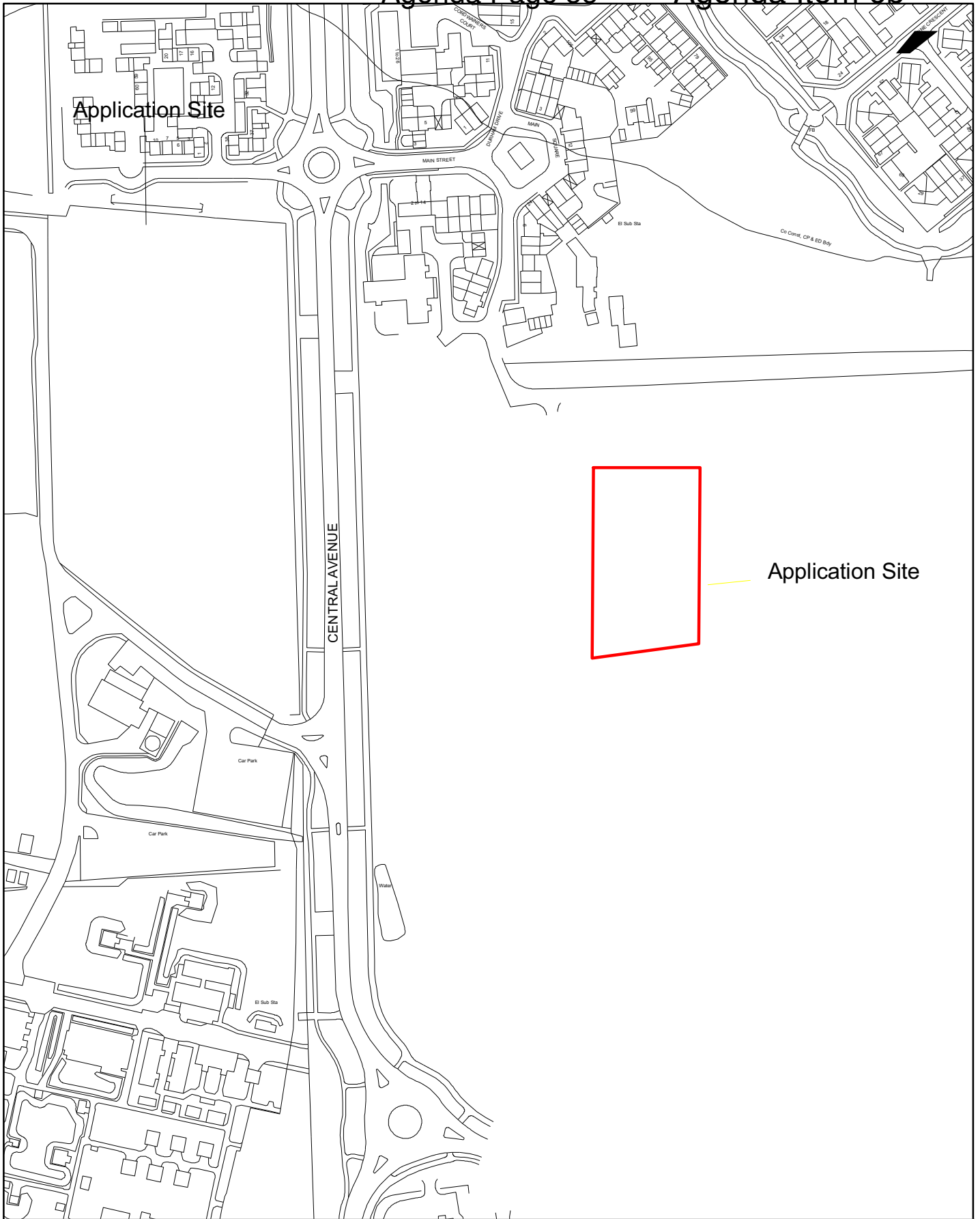
In addition, the application also fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Local Plan Review.

For these reasons above, the application is recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The scheme would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area. The number of units results in the layout being dominated by parking. The design, layout, density and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.
 2. The layout, scale and massing of the proposals will result in an unacceptable level of amenity for the future occupiers of properties on adjacent parcels, contrary to policy HS4 of the adopted Chorley Borough Local Plan Review.
 3. The application fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Borough Local Plan Review.
-



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 06/00658/FULMAJ</p>	<p>Grid Ref: E:0356268 N: 0420711</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No.</p>

This page is intentionally left blank

Item A. 3	06/00676/REMAJ	Approve Reserved Matters
Case Officer	Miss Caron Taylor	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Erection of 106 dwellings with associated landscaping, parking, bin stores, roads and sewers,	
Location	Parcel H7 Buckshaw Village Euxton Lane Euxton Lancashire	
Applicant	Mr J Lowe (Redrow Homes (Lancashire) Ltd)	
Background	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H7).</p>	
Proposals	<p>The current proposal is to erect 106 'Debut' dwellings with associated landscaping, parking, bin stores, roads and sewers.</p> <p>The parcel is situated on the east side of the site between the east-west link road and a green corridor as set out in the Buckshaw Village Master Plan. It is proposed to erect 50 one-bed homes/apartments and 56 two-bed two-storey homes. The proposals will be accessed via a single access from the internal road system close to the junction with the east-west link road.</p> <p>The 'Debut' properties proposed (71 were approved by committee in April 2005 on another part of the site and are now completed) are high density housing at affordable prices, targeted at first time buyers and young people. The developer achieves more affordable housing by the exclusion of private amenity space and a more flexible approach to spaces between dwellings. Modern construction methods are utilised which means large elements of the buildings would be brought to site pre-fabricated and erected in a much shorter period of time than standard construction methods would allow.</p> <p>The development has parking courtyards, cycle stores and bin stores. A landscaped amenity area is provided in a courtyard.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development</p>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development 06/00493/REMAJ: Earlier this year an application for Debut</p>	

properties on this parcel was withdrawn to allow further discussions to take place between Redrow and council officers.

Consultations:Council's Urban Designer:

The Council's Urban Designer commented on the previously withdrawn application for Debut on this parcel. He had concerns regarding the overall design of the specific units, but equally importantly their ability to relate to their context and the surrounding streetscape as the majority of the surrounding parcels are of a simple suburban estate form.

The application now under consideration has altered the layout and positioning of the properties from the previously withdrawn application. The west and south sides of the site abut the east-west link road and the parcel is in the Green Belt. It was felt that the previous scheme was too prominent due to the height of the properties and their position on the bend in the link road. The layout now proposed has reduced the number of dwellings on the parcel, therefore reducing the height of some blocks and the lower two-storey units are now positioned against the link road, with the three-storey units against the green corridor on the other side of the parcel. This reduces the prominence of the proposals and allows the development to 'taper off' towards the link road.

Chorley Head of Public Space Services (Highways):

The scheme is not suitable for adoption therefore details of a management scheme should be provided.

Director of Streetscene Neighbourhoods & Environment:

The dwellings that are designed for the occupants to dispose of refuse and recyclable material to a communal storage area should be provided with adequate storage accommodation/space for a range of communal refuse and recycling containers, including 1100-litre and 660-litre wheeled bins.

There is a general requirement for adequate vehicular access to communal bin storage areas; due regard should be given to HGV access; in particular the developer should avoid creating narrow access points and steep slopes. Management arrangements should be put in place for providing, repairing and cleaning communal refuse/recycling facilities.

At the request of the case officer plans have been received showing successful tracking of a refuse vehicle through the site and the location of bin stores.

Monitoring for the generation and migration of gas has taken place on Buckshaw. The Director of Streetscene Neighbourhoods & Environment has requested a condition be placed on any permission requiring details of gas protection measures to be incorporated into the development be submitted to the Local Planning Authority for approval prior to commencement.

Multi Agency Problem Solving (MAPS):

Requested a plan of the proposed communal areas. This has now been received and has been sent to them for consultation. Any comments will be placed on the addendum.

United Utilities:

No objection subject to conditions.

Health and Safety Executive

HM Chief Inspector of Explosives has no comments to make.

Whittle-le-Woods Parish Council

No comments.

**Third Party
Representations**

None received.

Assessment

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. The proposals are visually very different to the design of properties on adjoining parcels. However, it is accepted that this is a very difficult parcel to develop due to its width and ordinary estate housing with standard gardens is likely to result in an estate road either next to the link road or the green corridor. The layout as proposed allows for housing to be sited around a central access road. The number of units has been reduced since the withdrawn application to allow more two-storey units and the Design Code does allow for three-storey units on this parcel. The overall 'feel' of the three-storey blocks is that the proposals take the form of townhouses due to the stairwells being recessed with lower roof ridges, breaking up the façades.

The Residential Design Code for Buckshaw village shows a Development Edge Landscape Buffer along this parcels southeast boundary. More substantial planting than proposed on the withdrawn application is proposed on this application to soften the edge of the development against the link road.

A management company controlled by Redrow will be responsible for the maintenance of the site including non-adopted roads, landscaping, bin and cycle stores and maintenance of the external shells of the dwellings.

The proposed buildings use more traditional materials of brick, slate and render than the Debut properties already built elsewhere on the site (that have pastel coloured cladding to all upper floors). The applicant's state that this more traditional approach, blending the methodology of the debut scheme with a softer elevational treatment integrates the scheme with the buildings on adjacent parcels.

Two 2-storey assembly blocks are proposed on the plans. These have a very large roof span and therefore shallow roof pitch resulting in them having a strong horizontal emphasis, compared to the strong vertical emphasis of other blocks, so do cause some concern. However, given the difficulty of developing this parcel due to its size it is considered that the benefit of permitting a layout that faces both the link road and green corridor, therefore avoiding either roads or the backs of houses being highly visible, outweighs the disadvantage of this site being rather different in character to the surrounding parcels.

To ensure a satisfactory form of development is achieved however, it will be necessary to ensure an appropriate landscaping scheme is implemented and that the materials of the buildings compliment the neighbouring parcels. Therefore, these two aspects will be conditioned for approval by officers.

Car Parking is provided in open courts at one space per dwelling so may result in problems as there is no overspill, but this situation has been accepted on the other Debut parcel on Buckshaw.

A management company run by the developer will maintain the communal areas and exterior of the properties. A standard monthly charge to owners will provide lighting in the parking courts, and provide services, including all power costs, thereby providing them with predictable and affordable living costs.

Conclusion

This is the second Debut scheme proposed on Buckshaw Village. As stated in the committee report for the first of these schemes approved in April 2005, the properties are innovative and aimed to provide lower cost housing than would be achieved normally. The first scheme, now complete, has been built on a distinct part of Buckshaw Village, not in the context of regular dwellings. This scheme will be viewed much more readily in the context of regular housing and the scheme now proposed does not strictly adhere to the Residential Design Code, however, it is considered that subject to satisfactory landscaping and materials being secured by officers, the scheme provides the best design solution for this difficult parcel. For these reasons, the application is recommended for approval.

Recommendation: Approve Reserved Matters 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 in writing by the Local Planning Authority.

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

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

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

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 an in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

6. 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 HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

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

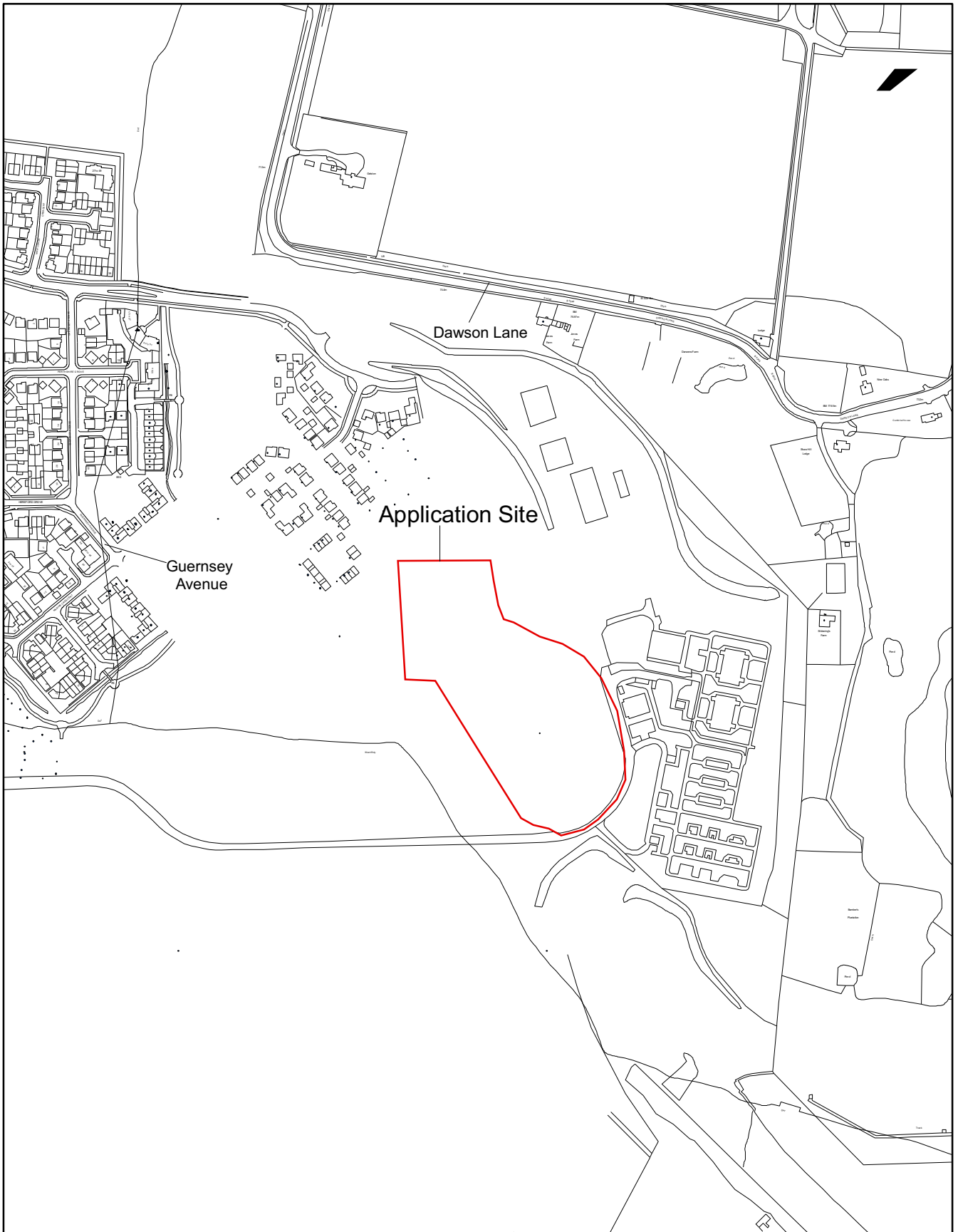
10. No development shall take place until:

- a) The Local Planning Authority have given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals as specified in the ENCIA report 2306/11/KL dated 31st January 2006 and report 2306/11/RGA dated 26th June 2006 (gas appraisal and revised gas appraisal,

respectively). This includes the incorporation of a comprehensive construction design, to prevent the ingress of ground gas. Details of the proposed gas control measures should be sent to the Local Planning Authority for approval prior to the commencement of the development.

- b) With respect to the above condition this proposed development requires a plot specific gas risk assessment, which should be submitted to the Local Planning Authority in accordance with recommendations made in the revised gas appraisal report. This risk assessment shall include risk, and risk reduction where required, due to gas from any potential sources discovered through Encia's gas appraisal. No buildings or building infrastructure works shall be started on site until this plot by plot risk assessment has been received and approved by the Local Planning Authority. All precautionary measures recommended in the consultant's report shall be carried out in the course of the development unless agreed in writing with the Local Planning Authority.

Reason: In the interests of safety and in accordance with Policy No. EP16 of the adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

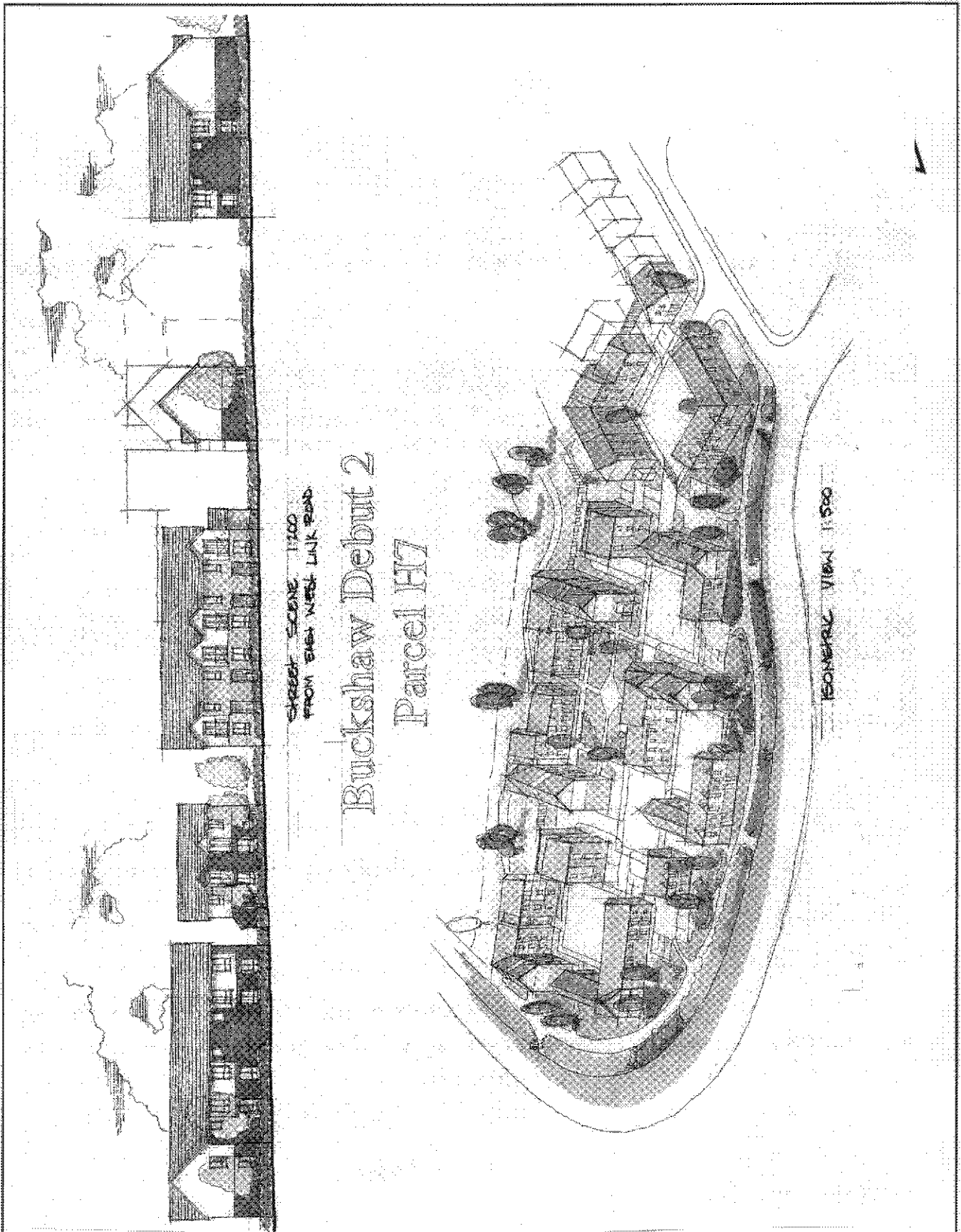
Application Number:
06/00676/REMAJ

Grid Ref:
E: 356980
N: 420659

Scale:
1:5,000

Agenda Item No.

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 06/00676/REMAJ</p>	<p>Grid Ref: E: 356980 N: 420659</p>	<p>Scale:</p>	<p>Agenda Item No.</p>

This page is intentionally left blank

Item A. 4	06/00678/REMAJ	Refuse Reserved Matters
Case Officer	Miss Caron Taylor	
Ward	Clayton-le-Woods and Whittle-le-Woods	
Proposal	Erection of 54 No. apartments and 8 No. houses with associated garages, parking, bin stores and sewer works	
Location	Land Parcel H6A Lancashire Drive Buckshaw Village Whittle-Le-Woods Lancashire	
Applicant	Redrow Homes (Lancashire) Ltd	
Background	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H7).</p>	
Proposals	<p>The current proposal is to erect 54 no. apartments and 8 no. houses with associated garages, parking, bin stores and sewer works.</p> <p>The parcel is situated towards the east of the site against a green corridor and close to a formal green space and neighbourhood play area. To the east of the site is parcel H4, which was given planning permission for 45 dwellings at April's committee.</p> <p>The site is within a contemporary housing area with a key frontage on the southwest side of the parcel as set out in the Buckshaw Village Master Plan and Residential Design Code.</p> <p>The proposals will be accessed at two points, at either the south or north of the parcel, as it will not be possible to pass through the parcel due to the layout.</p> <p>The scheme takes the form of 62 units in total, ranging from 2 bedroom apartments to 4 bedroom houses. The houses will be 2 and 3 storeys and the apartment block will be three storeys.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development</p>	
Consultations:	<p><u>Chorley Head of Public Space Services (Highways):</u> State that there are a large number of dwellings on an access unsuitable for adoption.</p>	

LCC Strategic Planning and Transport

The application does not raise matters of strategic significance.

Director of Streetscene Neighbourhoods & EnvironmentDirectorate:

The Waste Section of the Council have commented that the access to the bin stores seems very tight for the refuse vehicles, particularly in the northeast corner of the parking court for the apartments. Therefore, the case officer requested that plans showing the tracking of a refuse vehicle were requested, but have not been received.

Multi Agency Problem Solving (MAPS):

State that they have concerns regarding the under pass through to the car park of the plot 336. This seems unnecessary as access to the green corridor is easily gained from the front of the property and it could attract unwanted attention and offer shelter to groups of juveniles using the green corridor. In addition it may create a desire line from the corridor, through the car park area onto the street. They request that the underpass be reconsidered. MAPS also suggest a more robust boundary treatment in front of the apartments and that landscaping still maintains natural surveillance.

Whittle-Woods Parish Council:

Make no comments.

**Third Party
Representations**

None received.

Assessment

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. With regard to building types and heights the Design Code states that such areas will be 1-3 storey detached, semi-detached and terraced housing with bungalows as appropriate.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme and the appearance, layout and spacing of new buildings should respect the distinctiveness of the area. It is considered that the design of the proposals are contrary to this policy in that they do not relate to what has been permitted on adjacent parcels. Reserved matters were approved on Parcel H4 (the parcel adjoining this application parcel to the east) at April's Development Control Committee, which permitted 45 houses.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Criteria b) of this policy states that proposed development should respect the surrounding area in terms of scale, design, layout, building style

and facing materials, without innovative and original design initiatives being stifled.

It is considered that the scheme as proposed would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area and is therefore contrary to policy HS4. The large number of units on the parcel results in the layout being dominated by parking. In addition, the design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. Although the apartment block is 3-storey the height of parts of the building is 13.2m with the adjacent 'workers cottages' having a maximum roof height of 10.7m. It is therefore considered that this extra height together with the scale of the building and the resultant amount of parking necessary to serve the proposals is over development of the site. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.

Also regarding the design, the supporting design statement claims that the houses have been designed to resemble an old mill conversion and associated workers cottages. However, the houses have more Georgian detailing and therefore appear more as town houses. The roof pitches of the adjoining properties also have different roof pitches, which results in an awkward relationship when the gable end is viewed. The facade against the green corridor is also broken up by an underpass through to the parking court at the rear, which destroys the continuity of the elevation and is unnecessary as the parking has an alternative access.

With regards to waste collection the location of one of the bin stores is unacceptable, being positioned against the garden boundary of a property on the adjacent parcel, resulting in an unacceptable level of amenity for this property in terms of noise and smells and the layout is therefore contrary to policy HS4 of the adopted Chorley Local Plan Review. It is also considered that it unrealistic to expect occupiers of the apartments to walk across the car park to dispose of their waste. In addition, the application fails to demonstrate that the layout provides for safe an adequate access for servicing and emergency vehicles is therefore contrary to policy TR4 of the adopted Chorley Borough Local Plan Review.

Conclusion

The scheme would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area. The number of units results in the layout being dominated by parking. The design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the design code.

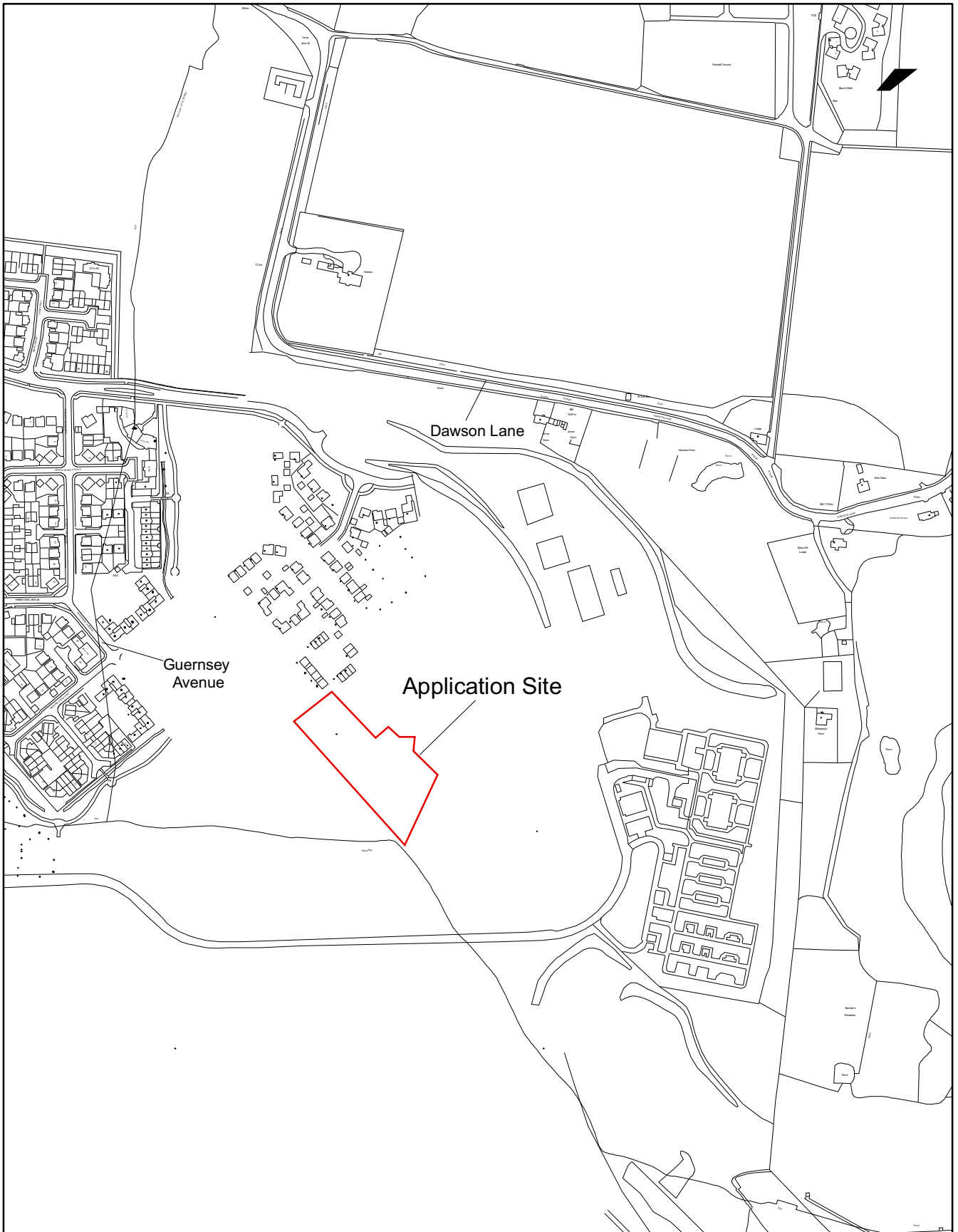
The application also fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Local Plan Review.

For these reasons above, the application is recommended for refusal.

Recommendation: Refuse Reserved Matters

Reasons

1. The scheme would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area. The number of units results in the layout being dominated by parking. The design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.
 2. The layout, scale and massing of the proposals will result in an unacceptable level of amenity for the future occupiers of properties on adjacent parcels, contrary to policy HS4 of the adopted Chorley Borough Local Plan Review.
 3. The positions of the bin store for the apartments will result in an unacceptable level of amenity for the properties on adjacent parcels in terms of noise and smells and the layout is therefore contrary to policy HS4 of the adopted Chorley Borough Local Plan Review.
 4. The application fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Borough Local Plan Review.
-



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

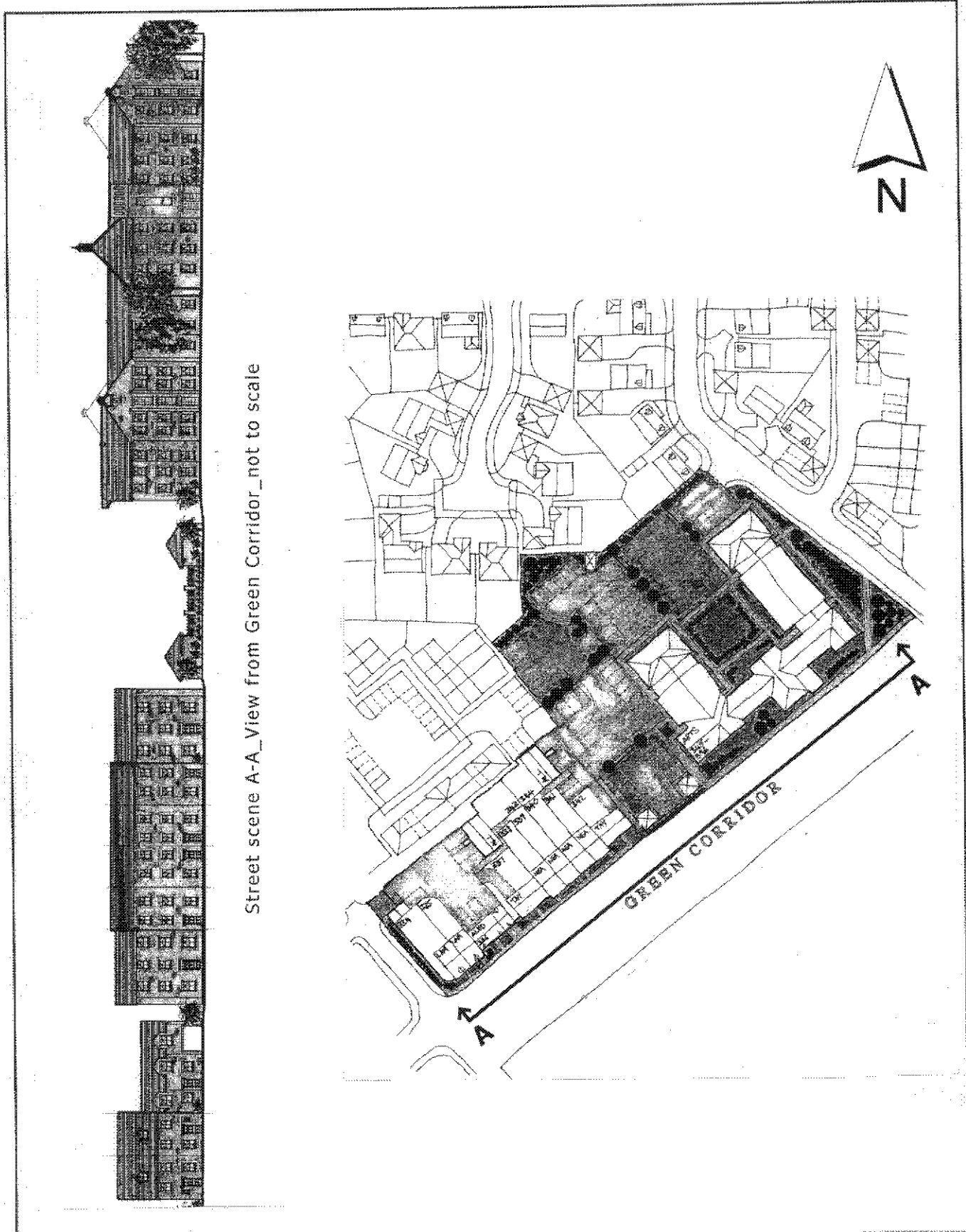
Application Number:
06/00678/REMAJ

Grid Ref:
E: 356794
N: 420749

Scale:
1:5,000

Agenda Item No.

This page is intentionally left blank



Street scene A-A_View from Green Corridor_not to scale

<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number: 06/00678/REMAJ</p>	<p>Grid Ref: E: 356794 N: 420749</p>	<p>Scale:</p>	<p>Agenda Item No.</p>

This page is intentionally left blank

Item A. 5 06/00666/OUTMAJ Refuse Full Planning Permission

Case Officer Mrs Helen Lowe

Ward Eccleston And Mawdesley

Proposal Outline application for the demolition of redundant church hall and erection of 55 bed nursing/care home (Use Class C2).

Location St Marys Church Hall Lawrence Lane Eccleston Chorley PR7 5SJ

Applicant North East Care Homes

Proposal This application proposes the demolition of an existing church hall, located at the junction of The Croft and Lawrence Lane in Eccleston, and the erection of a 55 bed nursing/care home (use class C2). The proposal comprises a two storey building, with 11 parking spaces (including 2 disabled).

It should be noted that although this is an outline application, the applicant has also applied for matters of siting, design and means of access.

Planning Policy The following policies from the Adopted Chorley Borough Local Plan Review are considered relevant:

GN3: Settlement Policy – Eccleston

GN5: Building Design and Retaining Existing Landscape Features

DC10: Community Facilities in Rural Areas

HS17: Sheltered Housing, Rest Homes, Nursing Homes and other Special Needs Housing

TR4: Highway Development Control Criteria

LT13: Playspace Allocations

PS3: Protection of Community Centres and Village Halls

The following supplementary planning guidance is also considered relevant:

Proof of Marketing: Policy DC10 The Protection of Community Facilities in Rural Areas

Interim SPG Windfall Housing Developments

The following policies from the Joint Lancashire Structure Plan are also considered relevant:

Policy 1: General Policy

Policy 5: Development Outside Urban Areas

Planning History An outline application for a 70 bedroom care home on this site was withdrawn last year (ref. 9/05/00939/OUTMAJ).

Another relevant application, although not on the same site, is application 9/06/000099/FUL for the demolition of an existing outdoor store/toilets and erection of Sunday school/meeting rooms/kitchen and toilet facilities at the Church of the Blessed Virgin Mary, Towngate, Eccleston, which was granted permission in May of this year. The church hall on Lawrence Lane which is to be demolished as part of this current application was previously owned by the Church.

**Consultees
Responses**

Strategic Housing (Chorley Council): Comments awaited.

Head of Street Scene, Neighbourhoods and Environment (Chorley Council): The Council's Arboriculturalist advises that the only tree on the site worth retaining is the silver birch to the front. It is noted that the suggestion made previously as to revising the parking layout in the earlier application to protect this tree has been incorporated. As this has been done, there is no objection on arboricultural grounds.

Comments are awaited from Environmental Services, although no objections were raised to the previous application.

Chorley Community Safety Officer: Careful consideration should be given to the location of the bin storage facility. At present it is located very close to the main building. This is a potential climbing aid and fire hazard.

Highways Engineer (Lancashire County Council): There are no objections to the principle of the proposed development and its traffic. However, the proposal does not provide for an adequate, or safe means of access (both vehicular and pedestrian). There is no footway to the frontage to The Croft. I therefore have concerns regarding pedestrian access. There are also concerns regarding vehicle use of the access due to restricted vision from, and of the access. To overcome these concerns a footway of minimum 2m width should be provided on the frontage to The Croft, to be continuous with the footway on the Lawrence Lane frontage.

Strategic Planning and Transport (Lancashire County Council): The proposal would be acceptable in principle in strategic planning terms, provided that the proposed care home is required to meet an identified need in this location.

Policy JSLP directs the majority of development to Principal Urban Areas, Main Towns, Key Service Centres and Strategic Locations for Development. The proposed site is subject to the provisions of Policy 5 of the JSLP 'Development Outside of Principle Urban Areas, Main Towns, Key Service Centres (Market Towns). Policy 5 requires that development will meet an identified local need for housing or community Services or provide local employment opportunities that maintain, or strengthen and diversify the local economy. It is noted that the care home may be required to meet an identified need in this location.

The development is otherwise in conformity with Structure Plan policy. The proposed development offers the potential for reasonable accessibility and comprises the redevelopment of brownfield land, in line with policies 1b) and 1f) of the JSLP.

Transport Policy Information and Marketing (Lancashire County Council): The Business Travel Plan Co-ordinator at LCC has provided the following comments on the proposals: The travel plan submitted is short on detail, such as expected staff numbers and visitors. This is surprising, as you would expect that anybody developing a plan for a nursing/care home would have expertise in

this field and previous data on such numbers as well as typical visitor/health professional's patterns of travel to site.

The accessibility questionnaire has not been completed and, if it had, then it would show the site has a rating of low. In addition, the new Network Chorley routes have not been taken in to account. This could be important as the staff start and finish times could be developed to fit in with existing services rather than try to change the services.

The timing of the plan is after occupation and in this case it ought to be prior to occupation as the recruitment of staff could be targeted locally and a travel pack issued before they start work so that travel habits are formed and do not need to be altered. I would like to see a marketing plan for the recruitment of staff to be incorporated in to the action plan for this site and prior to recruitment.

The detailed plan will be required prior to any occupation and any targets that are set will be monitored. It will be advantageous to apply the new Planning Obligations to this site for transport to identify the shortfalls.

Lancashire Teaching Hospitals: Directorate of Facilities and Services: No comments.

Lancashire County Council Adult and Community Services Directorate and Chorley & South Ribble PCT Older People's Services have provided a joint response: Both the PCT and County Council recognise that the company planning the care home facility is operating within a free market and therefore at liberty to take the operational decision and risk to build this home. However, after consulting widely with colleagues, it is important to point out two key issues:

1. Needs analysis

National and local demographic projections confirm that the population of older people will increase. A relatively small proportion will be admitted to residential and nursing care with the majority opting to remain in their own homes with support. The lead commissioner regularly monitors care and nursing home capacity across the area and is of the view that, at present, there is adequate capacity within the system.

2. Commissioning intentions across the County Council and Primary Care

Both the lead commissioners are of the opinion that further increasing care and nursing home capacity is not a commissioning intention for Central Lancashire. It is felt that the commissioning intention is to seek to further reduce the overall capacity in residential care and nursing homes within the area, as it is our intention to re-provide this level of service within wider community Care Services both within the community and through newly developed Enhanced Sheltered and Extra Care Housing Services. Increased Residential and Nursing Care Capacity are not part of our commissioning plan at present.

Eccleston Parish Council: Make the following objections:

- A portion of the site is designated for the Provision of Play Space;
- The proposed access is via a small cul de sac, the use of which would have a significant impact on residents. The cul de sac is unsuitable for construction and delivery vehicles. Residential amenity would also be adversely affected by what, by its nature, would be a 24 hour per day operation;
- The estimate of daily vehicle movements is low;
- The level of parking provision is woefully inadequate;
- There is no evidence of local need for the village or the surrounding community;
- The area is already notorious for traffic congestion with access onto The Green from Lawrence Lane being particularly difficult. Parr Lane is effectively a narrow country lane and would not be a viable alternative route.

Third Party Representations

Seventeen letters of objection have been received and one letter of support. In addition, a further 18 duplicated letters have been received stating that each person wishes the comments they made on the previous application regarding the care home to be taken into consideration again and 10 duplicated letters received stating that each persons wishes the comments they made on the previous application regarding the designated play space to be taken into consideration again. Some of those who have written individual letters of objection have also submitted a duplicated letter. The objectors make the following comments:

- The proposed access via The Croft is unsuitable, children use the street to play in. Increased vehicle movements will lead to more accidents. The existing entrance via Lawrence Lane should be used. There are already problems of congestion at the junction of Lawrence Lane and The Green;
- The design of the building is unsympathetic to a residential area. The size of the building is too big for this plot;
- The proposal would harm the amenity of neighbouring residents through loss of light, loss of privacy, increased noise and disturbance and overlooking;
- The loss of the existing village hall is contrary to council policy (a care home is not a community facility);
- The existing hall was never redundant, merely designated unusable so the church could sell it. The hall should not be allowed to deteriorate further to get a favourable response from the residents;
- Object to the loss of the field/play space;
- No trees on the site should be cut down;

- This type of development is unsuitable in a quiet cul de sac;
- Not enough parking is to be provided. Staffing levels would be very high for this type of facility. This would encourage on road parking in the area. ;
- There is no need for this type of facility in Ecclestone, other facilities nearby are not full;
- It is inappropriate to care for people with a mental illness in a quiet cul de sac;
- There will be unacceptable impacts on the environment, e.g. the sewerage system will not be able to cope, disposal of waste materials (e.g. dressings, incontinence pads etc.);
- The positioning of the services, e.g. kitchen, store, plant, laundry etc. next to the houses on The Croft would cause intrusion by way of loss of privacy, noise and disturbance to residents;
- The Croft is very narrow and access for emergency vehicles would be difficult
- Public transport in the area is not very good.

The letter of support makes the following comments

- The development would be a very appropriate use of the site;
- The site has been derelict and unsightly for too long.

Ecclestone Village Hall Trust: Object to the proposal as have been trying to buy the site to build a community hall. The existing hall was in fact in use for many different things and only deteriorated because of its poor state. Some of the rooms mentioned by Father Iain are not for rent to the public or suitable for all types of function. The room at the church is mainly for Church users, it is not easily accessible or central. There is only one doctor in the village. There are no parking facilities for the number of people you would expect over the day. The road is very narrow and would not be suitable for the large vehicles that would be doing the delivering of supplies.

Applicant's Case

The applicant has submitted a supporting statement, a design statement and a draft travel plan in support of the proposal. The main points of the supporting statement can be summarised as follows:

- There is a localised need for such a development and the scale of provision is closely linked to the likely growth in need for provision over the next few years.
- The applicants are prepared to undertake a unilateral agreement to provide a sum of money to enable improvements to existing play space within the locality. It is considered that this would be much more likely to result in improvements in the level of play provision in the locality than would seeking to preclude redevelopment of the site. The sum of ten thousand pounds has been suggested by the applicant;
- The development would involve the removal of the now defunct St Mary's Church Hall, planning permission for a much improved facility has now been granted and the Church have the funds to complete the new facility as a result of the disposal of the Lawrence Lane site. The redevelopment of the site would not result in the loss of a

community facility and hence there is no conflict with Local Plan Policies PS3 or DC10.

- The layout and design of the scheme has been modified quite significantly such that the new scheme overcomes concerns expressed by officers and now fully accords with normal separation distances to ensure that there is no harm to residential amenities.
- The style and design of the building has changed to ensure that the development is better assimilated into the local area.
- A letter of support from Father Iain Templeton, the Rector of St Mary's Church has also been included with the applicant's submission. This outlines some of the background of the history and use of the existing Church Hall and the details of other community facilities in Ecclestone.

Assessment

The main issues to consider in determining this application are considered to be as follows:

- Loss of a community facility
- Loss of an allocated play space
- Need for the development
- Impact on neighbour amenity
- Windfall housing
- Highway safety
- Design and appearance

Loss of a community facility

Policies DC10 and PS3 of the Local Plan seek to retain community facilities, whenever possible. If the loss of such a facility is proposed the applicant must demonstrate that alternative facilities exist and that the facility is no longer economically viable and all reasonable efforts have been made to sell or let the property as a community facility at a realistic price. SPG on policy DC10 gives detailed guidance on the type of information that would be required in order to satisfy the requirements of this policy. The applicant argues that no loss of a community facility would result and a direct replacement has now been approved and will be completed. They argue that, this being the case, there is no need to submit a statement of efforts and proof of marketing.

The fact that planning permission has been granted for a replacement church hall for St Mary's church must of course be taken into consideration. One of the reasons for allowing that application was that the proposal would result in a new, more beneficial community facility in a location close to the church. However, construction work has not yet started on the new church hall and until such a time as works are substantially underway, the Council cannot be assured that the new facility will be built. Policies PS3 and DC10 require that alternative facilities should be available and exist, respectively. At the present time the new church hall is not in existence or available.

The applicant also argues that there are a number of other facilities/rooms available in Ecclestone for community uses, such as other church halls, school halls, The Bateman Hall, The Scout Hall changing rooms on Draper Avenue and so on.

On balance therefore it is considered that it would be premature to grant permission for the demolition of the hall on Lawrence Lane at this time.

Loss of an allocated play space

Policy LT13 of the Local Plan allocates a number of sites throughout the Borough for the provision of play space. The development or use of any of these areas for any other purpose will not be permitted unless an equally convenient site is made available for use as play space prior to the existing site being lost.

It is considered that if the Council were to consider accepting a sum of money to overcome the loss of the play space the developer should pay for what it would cost to provide the type of play area proposed in the Local Plan on another site. The applicant has indicated that they are prepared to offer ten thousand pounds to provide play equipment in the locality. It is considered that the sum required is likely to be significantly greater than the monies offered to date by the applicant.

In light of this, and the comments made by the Head of Planning Policy it is considered that the proposal does not comply with policy LT13 and objections to the loss of the play space still remain.

Need for the development

Policy 5 of the Joint Lancashire Structure Plan states that development outside of principal urban areas, main towns and key service centres (market towns) should meet an identified local need for housing or community services.

The applicant argues that the proposed development, by any reasonable interpretation, would fall to be considered as a community facility. LSP Policy 5 permits developments within villages which would meet an identified local need for such a community facility. A local needs assessment has been submitted with the application, which the applicants state demonstrates that there is a demonstrable need for care home provision in Ecclestone and that this need is not being met at the present time.

It is not considered that a care home could be considered to fall within the definition of a community service in this context. The reasoned justification for Policy 5 gives examples of community facilities as including local shopping and leisure facilities, post offices, public houses, schools, child care facilities, village halls, community centres and public transport infrastructure.

The comments provided by the Lancashire County Council Adult and Community Services Directorate and Chorley & South Ribble PCT Older People's Services clearly express a view that they do not consider that there is a need for such a facility in the locality. However, it is not generally considered to be the role of the planning system (except in a small number of specific circumstances) to regulate the operation of the market and it is considered that such a reason for refusal would be difficult to sustain.

Impact on Neighbour Amenity

Policy HS17 of the Local Plan requires that proposals for rest homes and nursing homes should have no adverse effect on the

amenity of neighbouring properties through overlooking, noise transmission or other disturbance.

With regard to issues of overlooking, the proposed building would comply with all of the Councils interface standards. Although residents of The Croft and The Green would experience a level of overlooking not previously experienced, all the window to window distances are in excess of the recommended guidelines and it is not considered that a reason for refusal could be sustained on these grounds.

Other issues of concern for nearby residents are noise and other disturbance, particularly from visitors, staff, deliveries and so on entering and existing the site. The location of the laundry has changed slightly since the comments from neighbours were received, although it would still be just 7m from no. 18 The Croft.

Were the existing hall in active use, or redeveloped, and the proposed play area developed, a level of noise and disturbance would undoubtedly arise from these uses also. Subject to no objections being received from Environmental Services, it is not considered that a reason for refusal could be sustained on these grounds.

With regard to the issue of the disposal of waste products Government advice is clear that it is not the place of the planning system to seek to control matters that are the proper concern of the pollution control authority (PPG23 Planning and Pollution Control and Circular 11/95).

Windfall Housing

One of the exceptions to the current controls on windfall housing developments is development that would meet an identified housing need not met by the housing market, such as special needs housing. This must be justified by up to date survey data. As discussed above Policy 5 of the Joint Lancashire Structure Plan states that development outside of principal urban areas, main towns and key service centres (market towns) should meet an identified local need for housing or community services.

The proposal would fall within use class C2 (residential institutions) of the Town and Country Planning (Use Classes) Order 1987, rather than class C3 (dwelling houses). However, it is still necessary for there to be a demonstrated need for the development. As discussed above, it is considered that the applicant has not adequately demonstrated that there is a need for the development, therefore the proposal is considered to be contrary to the Interim SPG on Windfall Housing.

Highway Safety

Amended plans have been received which provide for a 2m wide footway along the frontage of The Croft in line with the comments received from the County Highways Engineer. The residents concerns about the safety of children playing in the street are noted, however this is not the primary purpose of the highway and it is not considered that permission could be refused on this basis.

With regard to the residents concerns regarding possible problems that may be faced by emergency vehicles wishing to access the site. The Highways Engineer comments that the ability

of residents to get in/out when emergency vehicles are in attendance is not a reason to object to an application on highway safety grounds. Also, The fact that a building may not comply with fire safety requirements is not normally considered to be a proper planning consideration and other powers (such as building regulations) are available to deal with such matters. Access and facilities for the fire service are matters that would be considered in an application for building regulations. Consequently, it is not considered that a reason for refusal on the grounds of highway safety could be sustained.

The neighbours comments with regard to the lack of parking spaces to be provided are noted, however the level of parking proposed is the maximum provision indicated by the Lancashire County Council Adopted Parking Standards. Given this, it is not considered that the proposal could be refused on these grounds.

In light of the comments received from Business Travel Plan Co-ordinator at LCC, it is considered that the travel plan as submitted is inadequate.

Design and appearance

Policies GN5 and HS17 require that such developments should be of a scale and design that is in keeping with the surroundings.

The site is relatively open at present and therefore any redevelopment of the site is likely to significantly alter its character. Adequate space has been allowed around the building to allow for a scheme of landscaping to be implemented. Generally the architectural arrangement in the surrounding area is simple and low key, predominantly brick built with little detailing. The proposed building is relatively simply designed to be in keeping with the surroundings, however visual interest has been added through the use of string courses, quoins, arched headers and finials. On balance therefore it is considered that the bulk, scale, design and external appearance of the proposal is acceptable.

Conclusion

There are clearly a number of complex issues involved in determining this application, all of which need to be carefully balanced. At the present time it is considered that the applicant has failed to comply fully with policies DC10, PS3 and LT13 of the Local Plan, Interim SPG on Windfall Housing and Policy 5 of the Structure Plan and the travel plan as submitted is insufficient. The proposal is accordingly recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The application proposes the demolition of an existing community facility, a Church Hall. It is considered that the applicant has failed to adequately demonstrate that the facility is no longer required or that alternative facilities exist locally or will be provided and that the facility is no longer economically viable and all reasonable efforts have been made to sell or let the property as a community facility at a realistic price. The proposal is therefore contrary to policies DC10 and PS3 of the Adopted Chorley Borough Local Plan Review.

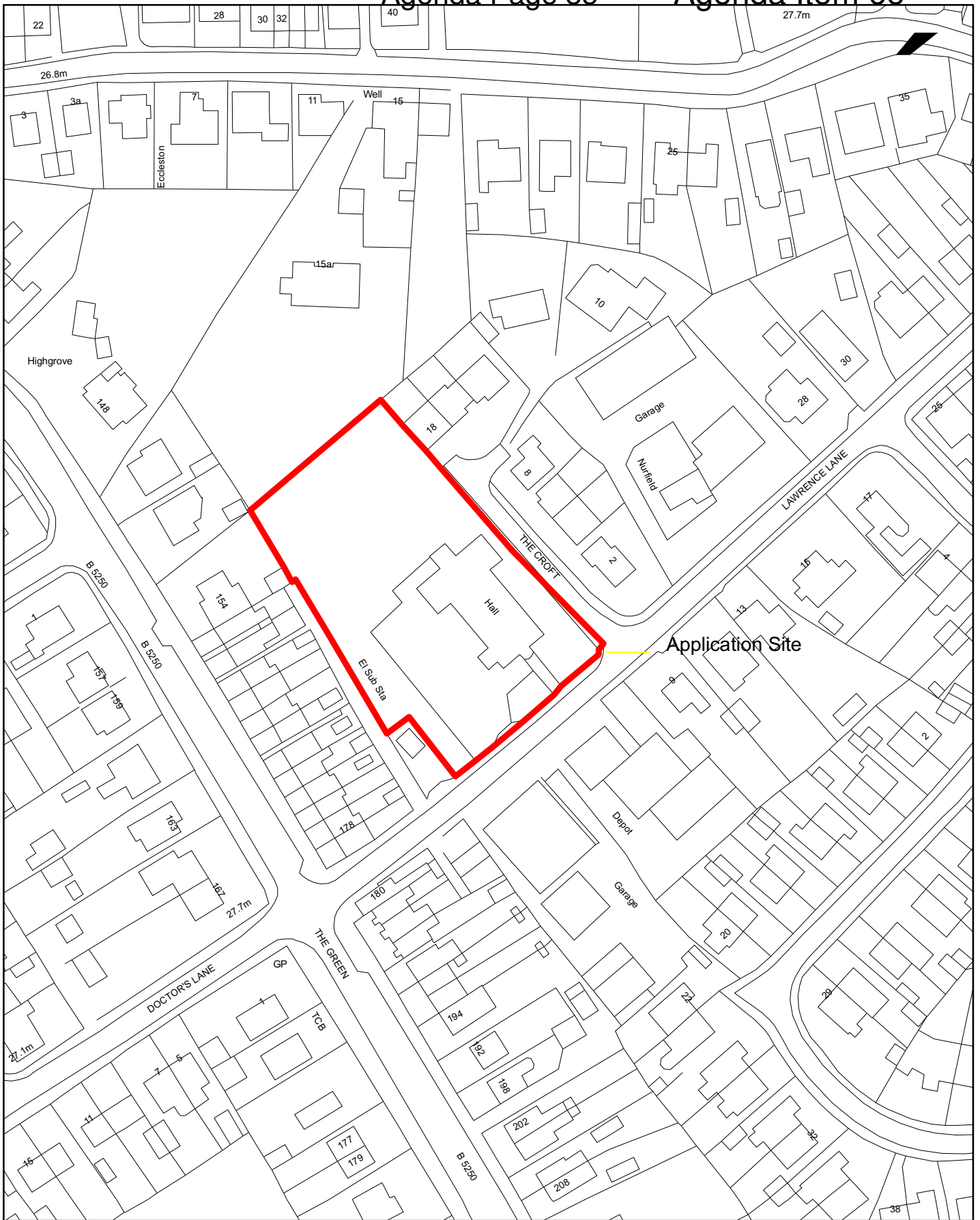
2. The proposal would involve the development of an area of land allocated for a children's playground in the Adopted Chorley Borough Local Plan Review. The applicant has failed to demonstrate that an equivalent and equally convenient site would be made available for use as playspace prior to the site being lost. The proposal is therefore contrary to Policy LT13 of the Adopted Chorley Borough Local Plan Review.

3. The proposed development when considered in the context of the latest housing site monitoring information would contribute towards an inappropriate excess in housing supply provision. The proposal would therefore be contrary to:

1. the Interim Supplementary Planning Guidance on Windfall Housing Developments, together with
2. The aims and objectives of the Joint Lancashire Plan and Regional Planning Guidance for the North West.

Insufficient justification, namely that there is a need for this specific type of development, has been submitted to otherwise warrant the release of the site for development.

4. The applicant has failed to provide an adequate travel plan and transport assessment for the proposed development. The proposal is therefore contrary to Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

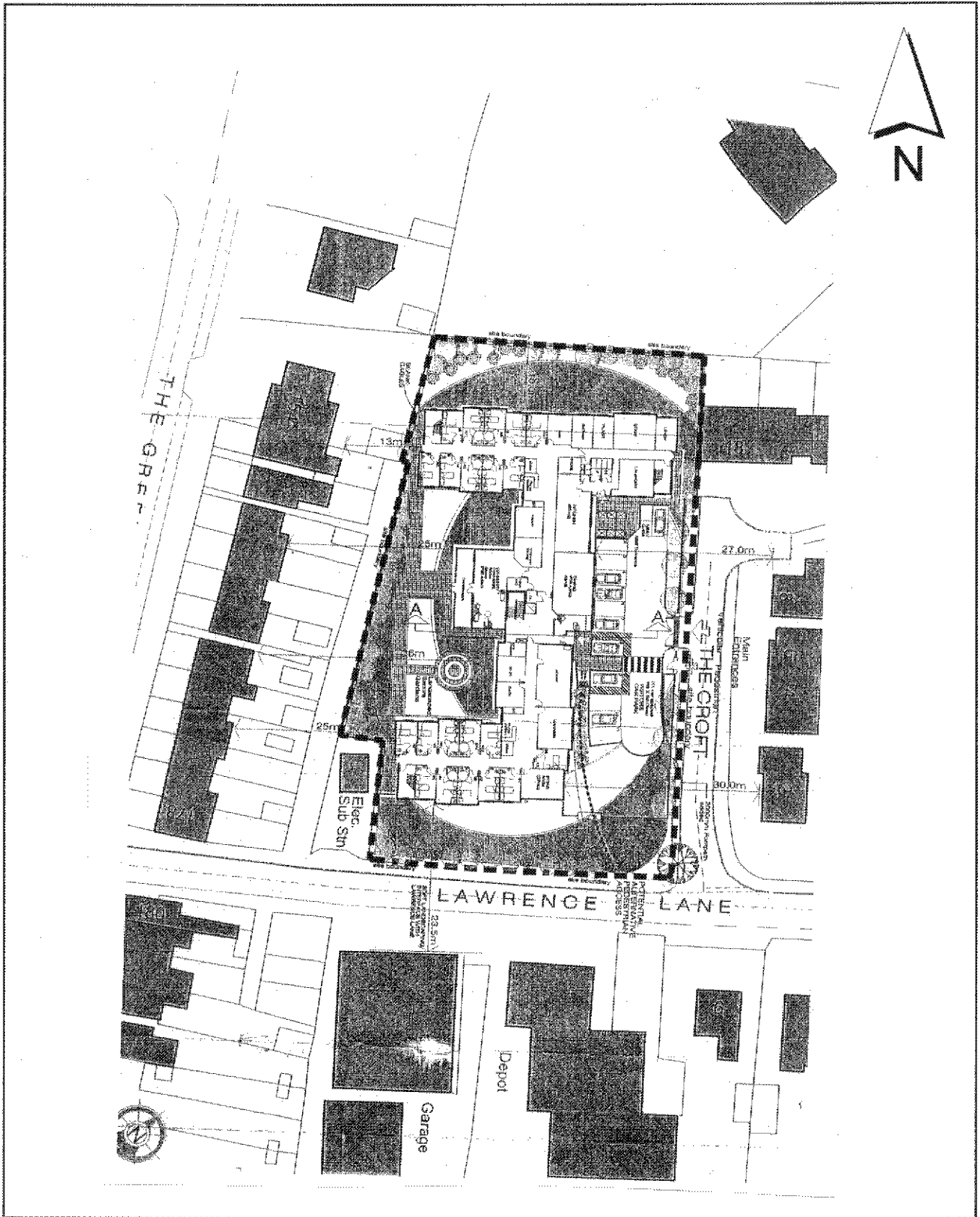


Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application No. 06/00666/OUTMAJ	Grid Ref: E:352088 N: 417142	Scale: 1:1,250	Agenda Item No.
------------------------------------	------------------------------------	-------------------	-----------------

This page is intentionally left blank



<p>Alan D Croston BA (Hons) MRTPI MCMI Head of Planning Services Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 06/00666/OUTMAJ</p>	<p>Grid Ref: E:352088 N: 417142</p>	<p>Scale: 1:1</p>	<p>Agenda Item No.</p>

This page is intentionally left blank

Item B. 1 **06/00716/FUL** **Refuse Full Planning Permission**

Case Officer **Miss Lyndsey Cookson**

Ward **Heath Charnock and Rivington**

Proposal **Retrospective application for erection of agricultural building,**

Location **Land 260m South West Of Gardeners Cottage 83 Rawlinson Lane Heath Charnock**

Applicant **Mr R Darbyshire**

Proposal: This retrospective application relates to a site located to the south of Rawlinson Lane, Heath Charnock. The proposal is for the erection of a steel portal-framed agricultural building, which has largely been constructed. The building is sited adjacent to woodland, and accessed by a single track, beyond existing dwellinghouses and agricultural buildings.

The agricultural building will provide 508.5m of floorspace and will be used for the storage of hay and agricultural machinery. It will also be used for lambing of the sheep flock, but otherwise it is not intended to house livestock. The building measures 22.5m x 18m and is 3.2m to the eaves with a lean-to extension which extends to 4.6m x 22.5m and is 2.4m to the eaves. It has a ridge height of 6m. The building will comprise of a steel portal frame construction with box profile sheeted roof and green plastic coated metal profile sheeting. The entrance will be 7m in width on the front elevation.

Background: It is stated that the agricultural building will be used in connection with the applicants farming activities. These involve the breeding and rearing of sheep (there is currently a breeding flock of 28 ewes) and the production of hay (which is primarily sold to the equestrian market). Agricultural land owned by the applicant extends to 8.47 hectares and in addition the applicant occupies, as a seasonal licensee, an additional 3.517 hectares of adjoining land which is owned by a neighbour.

Existing structures on the land include a stone dwellinghouse, stone barn with small lean-to and attached open fronted building, and two steel portal framed buildings.

Policy: Planning Policy Guidance Note 2: Green Belts
 Planning Policy Statement 7: Sustainable Development in Rural Areas
 DC1: Development in the Green Belt
 EP7: Agricultural Development

Planning History: There is no relevant planning history relating to the land at this property.

Consultations: The County Land Agent has the following comments to make:

- A building is needed as currently there is not enough space for the farming operations, and in particular, machinery has to be left outside when an existing building is full of hay and used for lambing;

- The applicant has 30 breeding ewes and two tups. Approximately 1000 conventional bales of hay are made each year;
- Existing buildings comprise of:
 - A stone building, used for garaging motor vehicles, with a small lean-to and an attached building used for general storage;
 - Two steel portal framed buildings. One is used for hay storage and contains 15 sections for lambing, the other is used for non agricultural activities.
- The assessment is based on the guidance provided by Annex E of PPG7 (revised). There are a number of conditions of development which should be satisfied when considering planning applications, the most relevant being:
 - *The development must reasonably be necessary for the purposes of agriculture.* The floor space contained within the existing building, which has a principle storage use, should be taken into account. Calculations suggest there is an additional requirement of 144 square metres.
 - *The design of the building should be in accordance with its agricultural use.* An open fronted building would be preferable, the lower eaves limit the storage space, the lean-to has a limited use, the ventilation could be improved and the size of the building is larger than required.
 - *Siting.* The building is some distance from the existing buildings.
- Should planning permission be granted it may be appropriate for a condition limiting the use of the building to agricultural use;
- The applicant has managed with the existing facilities for a number of years and although some additional undercover storage may be appropriate, this should only be a modest scale. The proposed building is significantly larger than that required, has not been purposely built for the intended use, and is located some distance from the existing facilities.

The Parish Council has no objection but queries that the report does not take into account an existing agricultural building.

Representations: None

Argument put forward by the applicant:

- The building is well located to the agricultural land farmed by the applicant. Its siting, on a parcel of vacant land surrounded by woodland, means that the building would have a negligible impact on the visual amenity of the countryside and the Green Belt;
- Calculations have been submitted for the storage requirements for the farming activities, which have taken into account lambing, feed, hay, machinery storage, access and manoeuvring and storage of sprays and fertilisers. This amounts to 508.3 square metres, and given the maximum available storage accommodation is 508.5

square metres, the building is requisite for the agricultural storage requirements of the applicants farming activities;

- Vehicular access for farm machinery into the yard adjoining Gardeners Cottage is very restricted hence the reason for the siting of the new building;
- Hay production is intended to increase from 1000 to 4000 bales;
- It is sufficient to establish that the new building is for the purpose of agriculture and thereby does not amount to inappropriate development in the Green Belt.

Assessment:

The site lies within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Planning Policy Guidance Note 2 'Green Belts' states that development in the countryside for agricultural purposes is appropriate in principle. It also states the visual amenities of the Green Belt should not be injured by proposals for development within...the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

Policy EP7 of the Local Plan states that planning permission will be granted for agricultural development except where it would materially worsen the impact on nearby housing or community uses or the landscape in terms of noise, smell or appearance.

The main issue to consider is its impact on the Green Belt by virtue of appropriateness, scale, design and appearance.

The erection of a building for agricultural purposes is not necessarily inappropriate in the Green Belt. Case law supports the issue that an agricultural building is only appropriate if it serves an agricultural need (Brentwood 16/06/2004). Although a viability test is not required to establish this, if the building would clearly fail such a test, and supporting evidence has been provided that a building of this size is not needed in this location, it is not considered to be genuinely required for agricultural purposes (Carlisle 24/09/2003).

The farming activities are currently accommodated within existing buildings, and the only evidence submitted that the applicant intends to extend/develop his enterprise is for increased hay production, although this would not significantly increase the calculated required accommodation. Whilst the Land Agent has identified that there is some scope for additional undercover storage accommodation, it is considered that an additional agricultural building at the scale proposed is excessive, given the requirements for its use and the presence of existing buildings. Notwithstanding the calculations submitted by the agent, which do not take into account the existing building, there is no agricultural need for development of this size and it is not genuinely required. The proposed building cannot therefore be considered appropriate development in the Green Belt

The agricultural building is large in terms of bulk and scale. Some design features are not appropriate to the agricultural need, including a restrictive access provision and subsequent excessive manoeuvring space, a limited storage height due to the height of the eaves, and a limited use in the lean-to at the rear. The side cladding is coloured green in an attempt to blend the building in

with the surrounding area, although this is difficult to achieve given its size.

Guidance in paragraph 27 of Annex PPG7 (revised) states that new buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. Although this guidance was not produced to advise on the siting of a building when assessing a planning application, it is nonetheless appropriate. The proposed agricultural building would be sited approximately 150m to the south of the existing group of buildings in an isolated location. Although the building is well screened, given its bulk and scale it would form an intrusive feature within the Green Belt, which would be harmful to the open and rural character.

Conclusion:

The proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for development of that scale. Furthermore, the development is harmful to the visual amenity of the Green Belt by reason of its design, scale, external appearance and siting. The proposal is therefore contrary to the policy DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for development of that scale. Furthermore, the development is harmful to the visual amenity of the Green Belt by reason of its design, scale, external appearance and siting. The proposal is therefore contrary to the policy DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application Number:
06/00716/FUL

Grid Ref:
E: 359301
N: 413766

Scale:
1:5,000

Agenda Item No.

This page is intentionally left blank

Item B. 2	06/00758/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods North	
Proposal	Single storey extensions to the front and the rear, porch to the side and a replacement boundary fence	
Location	Little Acorns Nursery 34 Sheep Hill Lane Clayton-Le-Woods ChorleyPR6 7JH	
Applicant	Little Acorns Day Nursery	
Proposal	<p>The site comprises a two-storey property containing Little Acorns Nursery. The proposal is for the erection of a single storey extension to the south of the building to be used as a playroom, a single storey extension attached to the north of the building to be used as a baby room and a single storey porch to the front of the building.</p> <p>The playroom attached to the south of the building measures 9.77 metres by 3.48 metres. The baby room attached to the north of the building measures 5.5 metres by 6.18 metres. The porch measures 1.9 metres by 1.2 metres.</p> <p>The proposal also includes replacing the existing fence to the south of the site adjacent to the boundary with Sheep Hill Lane and Wood End Road with a wall. The existing fence to the north of the site adjacent to the northern play area will be replaced with a new perimeter fence.</p> <p>The new wall will match the existing wall and measure 1.65 metres high with 1.85 metre high piers. The replacement fence will be double skinned with a solid inner leaf and an outer leaf with two layers of staggered boards.</p> <p>The proposal would enable the nursery to accommodate an increase in the number of children from 42 to 55, which subsequently leads to an increase in the number of staff from 12 to 15.</p>	
Planning Policy	GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats EP20- Noise TR4- Highway Development Control Criteria PS4- Pre-school playgroups and day nurseries. Policy 7- Parking- Joint Lancashire Structure Plan. Access and Parking SPG	
Planning History	93/00724/FUL- Erection of 3 detached dwellings. Permitted December 1993. 94/00415/FUL- Amendment to house type, plot 3. Permitted July 1994.	

94/00739/FUL- Erection of a two-storey building for use as a day nursery. Refused for the following reason:

'The proposed development would be detrimental to the amenities which the occupiers of neighbouring property, in particular the future occupants of the dwelling on the adjacent plot, could reasonably expect to enjoy by reason of noise and disturbance resulting from traffic generation and outdoor play.'

The applicant appealed this decision, the appeal was dismissed.

95/00201/FUL- Erection of a two-storey building for use as a day nursery school. Refused for the following reason:

'The proposed development would be detrimental to the amenities which the occupiers of neighbouring property could reasonably expect to enjoy by reason of noise and disturbance resulting from the parking and manoeuvring of vehicles on Sheephill Lane.'

The applicant appealed this decision and the appeal was allowed.

01/00908/FUL- Modification of condition 3 of planning permission 9/95/00201/FUL (Planning Inspectorate reference T/APP/D2320/A/96/262790/P8) to state "no more than 42 children shall be in attendance at the nursery at any one time." Permitted March 2002.

05/01168/FUL- Erection of single storey extensions to the front and rear and single storey porch to side. Refused at Development Control Committee for the following reason:

'The proposed development would result in increased noise and disturbance within a residential area and this would be to the detriment of residential amenities which would be contrary to policy EP20 of the Adopted Chorley Borough Local Plan Review.'

Applicants Case

A supporting planning statement has been submitted with the application raising the following points:

- The nursery provides for the needs of all pre-school children.
- The Government's Ten Year Strategy for Childcare has made a commitment to extend the entitlement for free pre-school education to 38 weeks of the year from 2008 and to increase the number of hours paid for by Government to 15 hours per week by 2010 commencing in 2007. This represents a 38% increase in attendance time for pre-school children.
- A list of signatures from parents who use the nursery has been submitted as a petition in support of this application.
- Measures have been taken to attenuate noise from the site and information has been submitted to enable a more accurate picture of the activities at the nursery to be assessed.
- The arrival time in the morning runs from 7.45am to 9.30am with a peak at 8.30am. Departures run from 3.30pm to 5.30pm with a peak at 5pm. Not all children arrive by car and the number of children arriving does not necessarily equate to the number of vehicles visiting the site.

- Traffic noise and parking issues are often associated with primary schools where parents and children arrive and leave at specific times. This is not generally the case with private nursery schools.
- Staff carefully monitors outdoor play activity at the site. The children have three periods of outdoor play, which is staggered throughout the day for each age group. As such, there are only small numbers of children playing out at any one time.
- The proposed boundary wall and new double leaf fence will help to retain noise within the site. In respect of noise levels, the site is adjacent to Clayton Green Road, which is a main route and is well used. As a result the background noise levels during the daytime are relatively high.
- None of the residential properties in the vicinity of the nursery immediately about the site except for 40 Sheep Hill Lane which is separated from the main nursery by a car park and garage
- Noise from the increase in number of children as the nursery experienced by local residents near the site will be insignificant and the new fencing and walling will more than offset any increase in noise levels from the site.
- When most people are at home and want to enjoy their gardens the nursery is closed and there is no activity except for occasional maintenance work.
- We do not consider that the increase in children together with the noise attenuation measures will significantly increase the levels of noise and disturbance at the site.

Representations

Clayton le Woods Parish Council objects to the proposal on the following grounds:

3 letters of objection have been received from the neighbouring residents raising the following points:

- The application is the same as the previous submission with only fencing and walling proposed, this will in no way overcome the problems of noise and disturbance.
- When originally granted on appeal the number of children was restricted to 30, this has been subsequently raised to 42 with the associated added disturbance. The current proposal will raise it again to 55 with yet more associated disturbance contrary to the second Inspectors decision.
- This type of use is incompatible with the wholly residential area.
- There have been a number of near miss collisions in the vicinity of the nursery.
- The names and addresses on the petition are existing users of the nursery and so unsurprisingly offer support.
- Monitoring of children at play will not limit the noise.
- Homes and gardens of neighbouring residential properties are used all day and therefore suffer from disturbance generated between 9 and 5.

- The car park was prescribed to accommodate traffic generated by 30 children and not 55, it cannot cope with this increase and off-site parking would cause unacceptable hazards.
- The siting of the extensions would bring the noise and disturbance much closer to residential properties.

Consultations

Head of Environmental Services - no comment.

LCC (Highways) – No objection.

Assessment

The business is located on a triangular plot bordered by three roads frontages, Wood End Road, Clayton Green Road and Sheep Hill Lane. The proposal incorporates two single storey extensions to the existing property to enable the business to accommodate an increased number of children and a porch extension. Noise attenuation measures in the form of a wall and fence are also proposed at the building.

The main issues to consider are the impact of the proposal on the highway and the neighbouring residents. The use of the site for a nursery was allowed on appeal in May 1996 following the refusal of planning permission (9/95/00210/FUL) in September 1995. A condition was attached to this approval stating that no more than 30 children shall be in attendance at the nursery at any one time. In March 2002 planning permission was granted (9/01/00908/FUL) for a modification of this permission to allow 42 children to attend the nursery.

Members will recall in February this year resolving to refuse planning permission (05/01168/FUL) for a similar application at the site due to the impact on the neighbours from noise and disturbance. This application incorporates the same extensions as that previous application but also incorporates noise attenuation measures in the form of a wall and fencing.

The site incorporates off street parking for approximately 11 vehicles and manoeuvring areas. The increase in the number of children and staff at the nursery would lead to an increase in traffic to and from the business with no additional parking being provided. Lancashire County Council's Traffic Engineer considered that the increase in traffic would not cause problems at the junction with Clayton Green Road or with parking on Clayton Green Road.

The road is a relatively short cul de sac with no particular traffic concerns coupled with the fact that nursery start and finish times are variable and well spread out which does not give rise to large vehicle movements at any one time. Also parking on the site is sufficient for the numbers of staff and parking standards are a maximum not a minimum. Therefore there is no requirement to increase the number of off street parking spaces. The proposal is considered to be acceptable in terms of Policy 7, Parking, of the Joint Lancashire Structure Plan 2005-2016 and the Access and Parking Supplementary Planning Guidance.

The proposed porch extension incorporates a small single storey extension at the front of the property. This extension will not impact on the level of parking at the nursery or the character of

the nursery and is considered to be acceptable.

The proposed baby room will be attached to the north of the property at the corner with Clayton Green Road and Sheep Hill Lane. The nearest residential properties to this extension are on the opposite side of Clayton Green Road. A 1.8 metre high double faced fence is proposed at the boundary which will act as a screen to both the extension and the noise produced in the play area. Due to the distance of the nearest residential properties, the fact that a road separates that residential properties and the nursery and the noise attenuation measures proposed the proposed extension will not impact on the amenities of the neighbours.

The proposed playroom extension will be attached to the south of the building at the Sheephill Lane junction. This extension will be located approximately 24 metres from the nearest residential property on Sheephill Lane. A new wall is proposed at the road boundary, which will act as a screen to the proposed extension. The extension is proposed adjacent to a play area. This play area was not detailed on the original permission (95/00201/FUL) however this area does not require planning permission, as it is part of the planning unit. Due to the distance retained between the extension and the nearest residential properties and the fact that a boundary wall is proposed to screen the proposal and act as a noise attenuation measure the proposal will not impact on the amenities of the neighbours through noise or disturbance.

The submitted plans incorporate an additional outdoor play area to the south of the building next to the proposed playroom. This is the closest area to the nearest residential properties on Sheep Hill Lane. When the nursery was allowed at the appeal stage the only outdoor play area indicated was located to the north of the site. This area will be retained in this position as part of this application. Planning permission is not required to use this area as a play area as it is part of the nursery's planning unit however the proposed boundary wall will help reduce the level of noise produced within this area in terms of the neighbours' amenities.

The previous application was refused as it was considered that the proposals would detrimentally impact on the neighbours' amenities in terms of noise and disturbance. The noise attenuation measures proposed as part of this application reduce the impact of noise on the neighbours. It is considered that the additional boundary treatments address the noise and disturbance concerns raised in respect of the previous planning application.

The proposals will not detrimentally impact on the neighbours amenities or highway safety in the area and as such the proposal complies with Policies GN5, EP20, PS4 and TR4 of the Adopted Chorley Borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.

**Recommendation: Permit Full Planning Permission
Conditions**

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

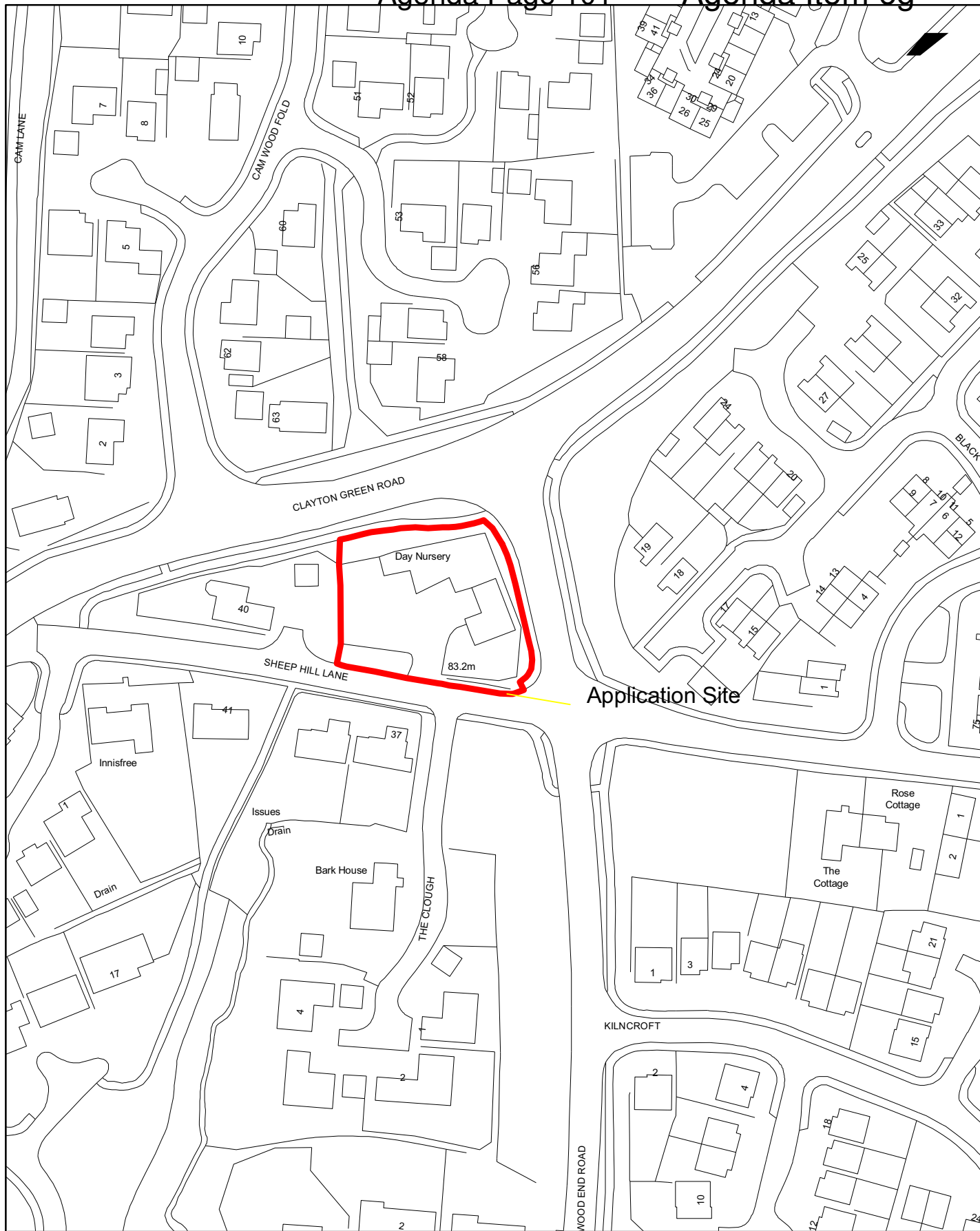
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the commencement of the development a Travel Plan in connection with the business shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include data on travel origins and behaviour, measures, supported by staff, that will enhance accessibility by non-car modes, short and medium term targets for different modes, a scheme of monitoring and enforcement measures if targets are not met. The measures identified shall be implemented within a period of two years from the commencement of the development.

Reason: To reduce the need for car travel and to promote alternative modes of transport, In accordance with Policy 7 of the Joint Lancashire Structure Plan.



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application No.
 06/00758/FUL

Grid Ref:
 E:357458
 N: 423275

Scale:
 1:1,250

Agenda Item No.

This page is intentionally left blank

Item B. 3 06/00794/COU Refuse Full Planning Permission

Case Officer Mr Alistair Gemmell

Ward Eccleston And Mawdesley

Proposal Change of use of a wool shop to residential dwelling and alterations to the exterior

Location 305 The Green Eccleston Lancashire PR7 5TJ

Applicant Mr A Proudlove & Mrs R Royster

Background The application relates to a terraced property at 305 The Green within the settlement of Eccleston and one of the two allocated shopping centres. Historically two dwellings (Nos. 303 and 305), the building now comprises a former wool shop on the ground floor at the front with a single dwelling unit forming the remainder of the ground and first floors. Permission is sought to change the use of the vacant shop area - approximately 42 m² - to residential use related to the rest of the property.

The application also involves external alterations to the front and rear elevations, altering the proportions of a number of the existing window openings and replacing all windows with timber sash windows. The timber boarding and large windows at ground floor level to the front will be replaced with brickwork, two smaller windows and new door with stone door surround.

Planning Policy The application property is located within a local shopping centre, as defined in the Adopted Chorley Borough Local Plan Review. Policy SP6 of the Local Plan states that within local shopping centres proposals other than for retail and commercial use on the ground floor will be refused unless it can be shown that there is no demand for retail or commercial use for the property concerned.

Eccleston is also defined as a rural settlement in Policy GN3 of the Local Plan. Policy DC10 of the Local Plan seeks to protect community facilities in rural areas, such as shops. Proposals which involve the loss of a community facility will not be permitted unless it can be demonstrated that the facility is no longer needed or that alternative facilities exist; the facility is no longer economically viable and all reasonable efforts have been made to sell or let the property as a community facility at a realistic price. Supplementary planning guidance has been prepared which gives more details on the type of information that is required:

- A statement of efforts and a proof of marketing should be prepared by a suitably qualified person (e.g. a chartered surveyor);
- The statement should include a record of all expressions of interests/details of offers received;
- Proof of marketing should involve marketing for a period of 12 months, advertisement in the local press, inclusion on agent's website, an agents advertisement board on each site frontage, the use of mail shots to local property agents/businesses/community groups;

- Inadequate financial return on investment or lack of market demand will not itself be sufficient justification to demonstrate that the premises cannot be used.

The windfall housing Supplementary Planning Guidance and Ecclestone Village Design Statement are also relevant.

Planning History

Planning Permission was granted for the existing shop front in November 1963. A further permission was granted in August 1978 for a lounge extension at the rear.

Consultees Responses

Planning Policy Section: The proposal needs to accord with policies SP6 and DC10 of the Local Plan Review and the associated Supplementary Planning Guidance on the protection of community facilities in rural areas. Insufficient evidence has been supplied of a lack of demand for retail and commercial uses or that the whole property was last occupied by a non retail/non commercial use. Furthermore, the applicants are required to demonstrate that the facility is no longer needed by the community, that alternative facilities exist locally and that the unit is no longer economically viable. A Statement of Efforts made to the market showing that all reasonable efforts have been made to sell or let the property as a community facility at a reasonable price should accompany the application but has not been submitted.

The proposal does not create a new dwelling unit and as such not contrary to current windfall housing restrictions.

No other responses received to date.

Third Party Representations

Councillor Culshaw has requested that the application be referred to the Development Control Committee because it could be controversial and of general interest.

No further comments received to date, although it is expected that further representations supporting the application will be received, particularly regarding the current appearance of the property.

Applicant's Case

The applicants have advised that the property has not been in retail use for nearly 18 years and that in this time other businesses nearby have failed. Problems with parking and access for delivery vehicles are cited, as is the need for the extensive renovation/rebuilding of the property.

The applicants are expected to provide further details supporting the application but is not intending to carry out a period of marketing.

Assessment

Design and appearance

Alterations to the exterior of the front and rear of the property are proposed. To the front, at first floor, the existing window openings will be retained with replacement natural stone lintels and wooden sash windows fitted. The timber boarding at ground floor and large window panes, granted permission in 1963, will be replaced with brickwork, utilising recycled brick. The two new window openings at either side of the entrance have the same detailing and proportions of those above. The new stone door surround

also proposed is in keeping with the local vernacular, as outlined in the Ecclestone Village Design Statement.

At the rear, three (one at first floor and two at ground floor) of the current openings would be altered, reducing their horizontal proportions and inserting french doors. Materials and detailing will match the front elevation. Overall the appearance of the property would be improved by the external alterations proposed and the new elevational details are reflective of the surrounding area.

Neighbour amenity

The alterations to the proportions of the windows as described above would not cause detriment to the amenity of neighbours.

Windfall Housing

The proposal would enlarge the existing dwelling unit and does not involve the creation of an additional dwelling unit and it therefore acceptable in terms of the windfall housing SPG.

Loss of community facility/retail premises

Notwithstanding the period of time the shop has remained vacant, Policy DC10 of the Local Plan Review and the Supplementary Planning Guidance relating to the protection of community facilities in rural areas, seek to protect retail units and other community facilities which are – or were last used – for a purpose providing a service or other benefit to a rural community. Contrary to the provisions of the Supplementary Planning Guidance, the applicants have failed to provide any Statement of Efforts or Proof of Marketing to show that there is no demand for a retail or commercial use at the property and that such a use is no longer economically viable.

The success or otherwise of other businesses in the locality is not sufficient to demonstrate that the unit is no longer economically viable or that there is no demand for a retail or other use that would provide a service to the community. Similarly, while it is acknowledged that the external alterations proposed would improve the appearance of the building, this in itself or/and any structural work that may be necessary does not justify the loss of a community facility.

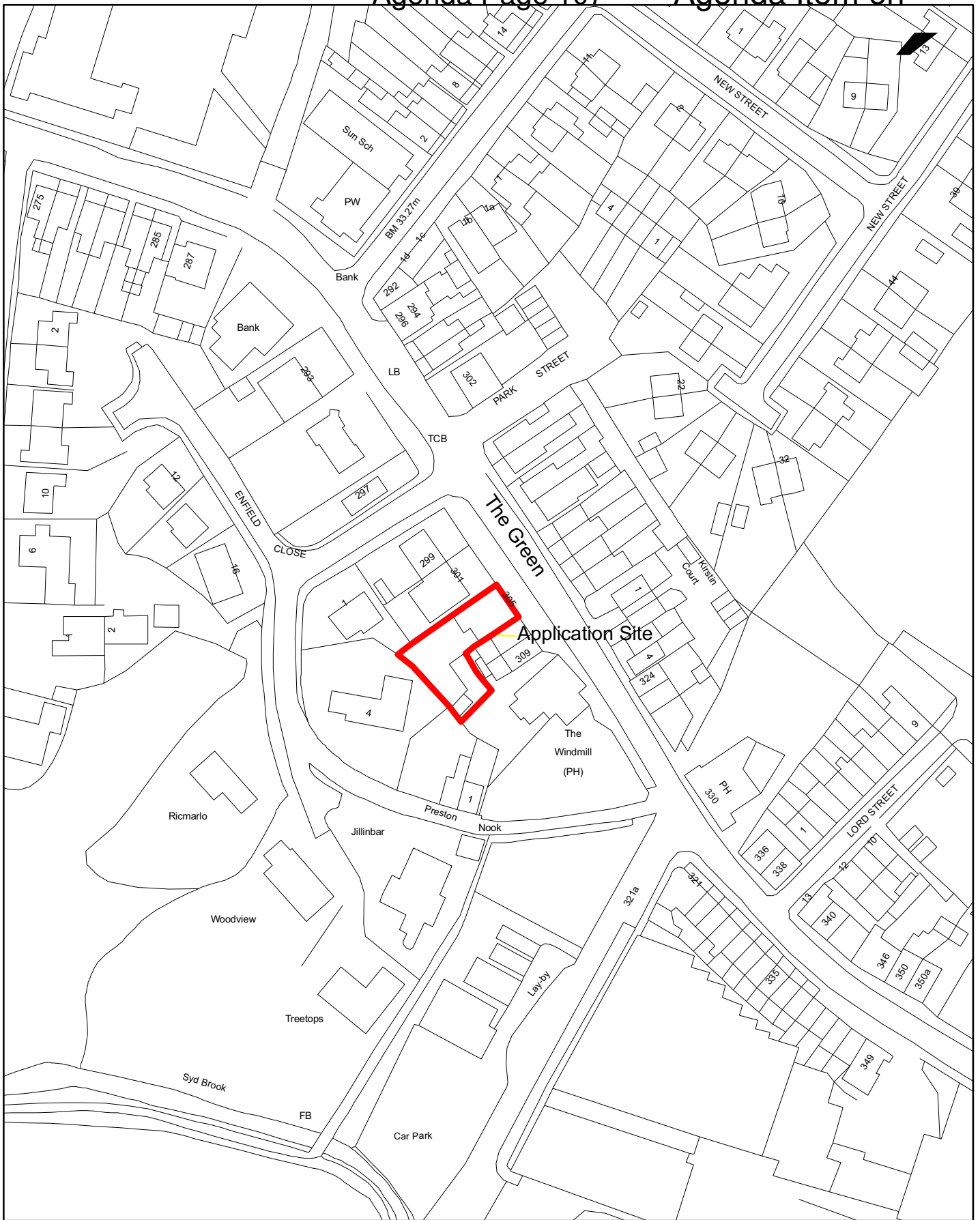
Conclusion The proposal is recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The application property lies within a local shopping centre within the rural settlement of Ecclestone, as defined in the Adopted Chorley Borough Local Plan review wherein the loss of such facilities will not be allowed unless it can be demonstrated that there is no demand for such a facility. The applicant has failed to adequately demonstrate that the facility is no longer required, no longer economical viable and that all reasonable efforts have been made to sell or let the property at a realistic price. The proposal is therefore contrary to policies SP6 and DC10 of the Adopted Chorley Borough Local Plan Review and Supplementary Planning Guidance on The Protection of Community Facilities in Rural Areas.

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 06/00794/COU</p>	<p>Grid Ref: E:352391 N: 416454</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No.</p>

This page is intentionally left blank

Item B. 4	06/00819/FUL	Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger	
Ward	Chisnall	
Proposal	Erection of new entrance to club house, extension to pro-shop and new lobby to rear of pro-shop,	
Location	Charnock Richard Golf Club Preston Road Charnock Richard Lancashire PR7 5LE	
Applicant	Mr M Turner	

Proposal: The application is for the erection of a new entrance to the club house, extension to pro-shop and new lobby to rear of pro-shop (forming an enclosed yard) at Charnock Richard Golf Club, Preston Road, Charnock Richard.

Background: Charnock Richard Golf Club is situated in the Green Belt on Preston Road next to Barker's Farm. The golf course was granted in 1992 by permission number 92/00936/FUL. A clubhouse was then applied for, originally as a conversion from a former agricultural building (95/00122/COU), although a new build clubhouse was eventually permitted on the grounds that the building would be slightly lower in height with the same footprint as the building it replaced (96/00214/FUL). Even though it contained a lounge, bar, snooker room, kitchen and pro-shop as well as changing rooms, it was considered these facilities could be justified as the building would have no greater impact on the openness of the Green Belt than the existing building. The case officer at the time stated the facilities to be provided were over what would be regarded as essential, however, the factors above rendered the proposals acceptable. There have since been a significant number of applications to develop the facilities as detailed below.

Planning History:

97/00364/FUL Construction of link between golf club and golf practice building - Permitted

97/00693/FUL Extension to form link between golf club and golf practice building - Permitted

98/00621/FUL Modification to planning permission 9/97/00693 for alterations to west elevation and internal layout of golf club link building - Permitted

00/00163/COU Use of part of golf clubhouse as restaurant - Permitted

00/00164/ADV Retrospective application for two advertisement signs - Permitted

01/00419/COU Conversion of existing agricultural building to golf practice facility - Permitted

01/00493/FUL Earth works to form pond and mound to the south of the clubhouse (retrospective) - Permitted

04/00084/FUL Creation of link between existing clubhouse and converted agricultural building - Permitted

04/01370/ADV Erection of a static illuminated sign at the entrance of the golf club - Permitted

Planning Policy: DC1: Development in the Green Belt
PPG2: Green Belt
LT12: Golf, Other Outdoor Sports and Related Development

Consultations: None received

Representations: None received

Assessment: Green Belt
The main issue is that the site is in the Green Belt. Therefore Policy DC1 and PPG2: Green Belt is relevant to the application.

PPG2 states that in the Green Belt there is a general presumption against inappropriate development. Such development should not be approved, except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policy DC1 of the Adopted Chorley Local Plan Review reinforces PPG2 that planning permission will not be granted, except in very special circumstances, for development other than:

- agriculture and forestry
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it
- limited extension, alteration or replacement of existing dwellings
- limited infilling in existing villages
- limited infilling or redevelopment of major existing developed sites identified in adopted local plans

The only exception that the proposals would fall within the exceptions outlined above, are essential facilities for outdoor sport and recreation. However, PPG2 states that 'essential facilities' should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation.

As outlined in the history section above, an application in 2000 (00/00163/COU) permitted use of part of the golf clubhouse as a restaurant. The case officer at the time stated the one of the main issues was would the golf clubhouse require a future extension as a result of the loss of space caused by the proposal. It was

considered in the committee report that the accommodation being retained by the golf club was sufficient to accommodate 'essential facilities'.

The accommodation now applied for includes a new entrance to the club house, extension to pro-shop and new lobby to rear of pro-shop.

The accommodation provided although not for essential purposes will make internal arrangements more efficient. The proposals are also very small scale and are well hidden by existing buildings. A very special circumstance is the consideration that development is of such a small scale that it would not impact on the openness of the Green Belt or prejudice the reasons for including land within it.

Highways/Parking

The proposals will not have any detrimental impact on parking or highway safety.

Neighbour Amenity

There are no neighbour amenity issues associated with the proposals.

Design and Appearance

The design of the proposals is in keeping with the design of the existing buildings on the site.

Conclusion: It is therefore considered that the extensions although being small scale and are inappropriate but due to their limited scale are considered acceptable.

Recommendation: Permit Full Planning Permission Conditions

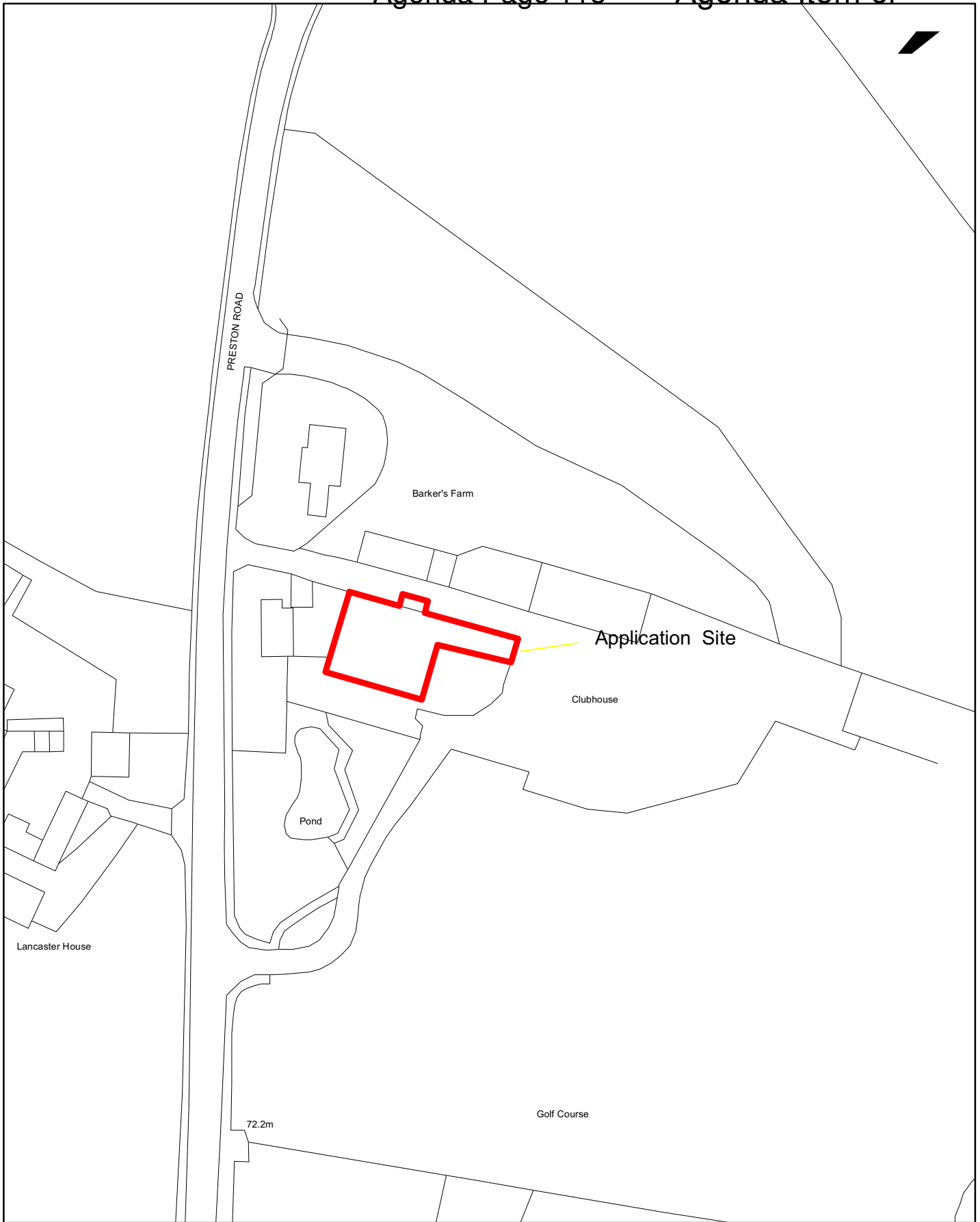
1. The proposed development must be begun not later than three years from the date of this permission.

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

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application No. 06/00819/FUL	Grid Ref: E:354821 N: 415203	Scale: 1:1,250	Agenda Item No.
---------------------------------	------------------------------------	-------------------	-----------------

This page is intentionally left blank

Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.08.2006

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	06/00715/COU	Permit Full Planning Permission	72 Pall Mall Chorley Lancashire PR7 2LE
D. 2	06/00800/FUL	Permit Full Planning Permission	Millennium House Euxton Lane Euxton Lancashire PR7 6AE

This page is intentionally left blank

Item D.1 **06/00715/COU** **Permit Full Planning Permission**

Case Officer **Miss Helen Green**

Ward **Chorley North West**

Proposal **Proposed change of use to hot food takeaway with extraction vent to rear.**

Location **72 Pall Mall Chorley Lancashire PR7 2LE**

Applicant **Mrs S Zhu**

Proposal The application proposes the change of use of previously commercial premises to a hot food takeaway (A5) with an extraction vent to the rear.

The premises are located on Pall Mall, which is a busy classified road (B5251) south of Chorley Town Centre. The premises are located within a block of 5 all of which are currently in operation as retail or commercial uses. The properties adjacent to the application site are currently in operation as 'Bargain Booze' and 'Just Nice Things'. Romeos Hot Food Take Away is located at 78-80 Pall Mall on the corner with Pall Mall and Bannister Street.

The upper floors of these premises are currently used as residential flats. To the rear of 72 Pall Mall there are a number of residential properties.

There is currently parking provision provided outside the row of shops, which is restricted during the daytime for 1 hour from Monday to Saturday between 8.00am and 6.00pm after which time there are no parking restrictions. The eastern side of Pall Mall opposite the application premises is characterised by predominantly residential property with some interspersed commercial uses. There are parking restrictions in the form of double yellow lines in front of these properties.

The application proposes the installation of an extraction vent to the rear of the property. Amended plans were received on 12 July 2006 re positioning the previously proposed external extraction vent inside the building and through the roof level.

Policy **GN1 – Settlement Policy**
SP5 – Secondary Shopping Areas
EP21 – Air Pollution
EP20 - Noise

Planning History 05/00554/INV Change of use from shop (A1) to Employment Agency (A2)
 Withdrawn 02/02/06

Consultations **Chorley BC Highways - No objection**

Environmental Services – The Director of Streetscene, Neighbourhoods, and Environment commented that they responded to the original consultation requesting more information on the proposed extraction system and the noise levels it is likely to produce. After receiving the additional information which supports the sound reduction achievable Environmental Health have no objection to the proposal on noise grounds provided that the attenuation is fitted prior to the operation of the business.

In relation to Odour the Director of Streetscene, Neighbourhoods and Environment has advised that the kitchen ventilation system should incorporate canopies, grease filters, pre filters, and suitable odour control equipment such as carbon filter or electrostatic filter unit designed so as to minimise the potential for nuisance to surrounding residential properties.

Representations

Letters of objection have been received from the following neighbours:
59 Pall Mall;
2 Bannister Street.

Objections have been raised on the following grounds:

- Amount of traffic already converging in the area;
- Groups of people gathering around the shops;
- Impact on residential amenity of local residents;
- Health and Safety issues regarding refuse – Possibility of attracting rodents;
- Fire Hazard due to the volume of refuse;
- Concern over opening hours;
- Noise levels from customers;
- Emission of odours from the extraction vent;
- Already have all the amenities necessary in the area.

Assessment

Pall Mall is a busy classified road (B5251) characterised by residential terraced housing interspersed with parades of shops and other commercial premises. The other units in the group of 5 are in retail or commercial use. The premises subject of this application are currently vacant having previously been run as 'Chorley Crafts' The adjacent premises are currently in operation as 'Bargain Booze' and 'Just Nice Things'.

There is currently a Take Away located on Pall Mall on the corner with Bannister Street operated as 'Romeos Take Away' and 'Romeos Sandwich Shop'. A change of use for these premises from retail to Hot Food Take Away was granted on appeal in 2003 (02/00110/COU).

In dealing with this application the main issue to consider is that of the impact of the proposal on the residential amenity currently enjoyed by the residents of the dwellings on Pall Mall and the adjacent side street Bannister Street.

It is anticipated that the Take Away will be at its busiest during the evening when most of the adjacent shops have closed and there are no parking restrictions on the highway. I would expect the majority of trade to come from the immediate surrounding area although there may also be a significant amount of passing trade

arriving by car. Given the nature of Pall Mall as a busy road and bus route linking with the town centre it is not unreasonable to expect a significant amount of pedestrian and vehicular traffic in the evening. It is unlikely to be sufficient to cause real nuisance in what is already an existing mixed use area. It is considered that to control this appropriate restrictions should be placed on the opening hours which can be secured by condition.

In terms of noise and odour as a result of the extraction vent Environmental Services have been consulted and after negotiations with the applicant the Environmental Health Officers are satisfied that an appropriate extraction system can be installed which will comply with minimum noise levels acceptable in close proximity to residential property. This can also be secured by condition. In relation to odour emitted from the extraction system, Environmental Services have commented that the kitchen ventilation system should include canopies, grease filters, pre filters and suitable odour equipment; again this can be secured by condition.

Other issues have been raised by nearby residents relating to overprovision of facilities, storage of rubbish, rodents and possible fire hazard due to rubbish. The first issue is not normally a planning consideration and very little weight can be attached to this argument. In relation to rubbish it is considered that adequate provision can be made for on site refuse storage. A condition shall be imposed to secure this. Providing that refuse is stored satisfactorily this will not pose a fire hazard. In relation to rodents, providing that rubbish is stored appropriately, which will be secured by condition this is not considered to be a significant issue. These are also matters which can be controlled under other legislation.

Given the response of Chorley BC Highways there are no grounds to object to the proposals on highway safety.

Taking the above points into consideration it is recommended approval of the application.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. The use hereby permitted shall not be open to customers outside of the following hours: 08.00 hours to 23.00 hours daily.
Reason: To protect the amenities of local residents
3. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.
Reason: To safeguard the amenities of local residents and to safeguard the character and appearance of the area and in accordance with Policy Nos. GN5, EP21

4. No development shall take place until arrangements for the storage of any waste materials to take place have been submitted to and approved by the Local Planning Authority.
Reason: To safeguard the amenities of local residents and in accordance with policy Nos. GN5, EP20, SP5.
 5. The premises shall be used for a hot food takeaway and for no other purpose (including any other purpose in Class 3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order)
Reason to protect the amenities of local residents
 6. This consent relates to the amended plan(s), received on 12 July 2006 and 8 August 2006
Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.
-



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509

Application No.
 06/00715/COU

Grid Ref:
 E358234
 N: 417073

Scale:
 1:1,250

Agenda Item No.

This page is intentionally left blank

Item D. 2	06/00800/FUL	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Euxton North	
Proposal	Single storey rear extension to existing office building.	
Location	Millennium House Euxton Lane Euxton LancashirePR7 6AE	
Applicant	John Reilly Civil Engineering Ltd	
Proposal	This application proposes the erection of a single storey extension to the rear of an existing office building located on Chorley Business and Technology Park, Euxton Lane. The existing building is two storey in height. The proposed extension would have a floor area of 5.4m by 9.9m. The application property is located at the junction of East Terrace and Milestone Meadow.	
Planning Policy	The following Policies in the Adopted Chorley Borough Local Plan are considered relevant: GN5: Building Design and Retaining Existing Landscape Features EM2: Development Criteria for Industrial/Business Development TR4: Highway Development Control Criteria	
Planning History	Planning permission was granted for the erection of the existing building in 1999 (ref. 9/99/00026/FUL).	
Consultees Responses	<p>Head of Planning Policy: As this application involves the relatively minor extension of an existing office, which would be impractical to provide as additional floorspace on a separate more sequentially preferable site, I have not objections provided that the application meets the criteria in Policy EM2 of the Local Plan Review.</p> <p>Head of Streetscene (Arboricultuural Officer): comments awaited</p> <p>Lancashire County Council Highways: comments awaited</p>	
Third Party Representations	<p>One letter of objection has been received from the occupants of an adjacent office building. They make the following comments:</p> <ul style="list-style-type: none"> • The road narrows before the entrance to both Millenium House and East Terrace Business Park and can be quite dangerous as 2 cars cannot pass on the bend – if there were to be any increase in numbers of staff this would present a bigger hazard. • The occupiers of the building currently use our car park without authorisation. We have contacted them on numerous occasions and they ignore our 	

requests. Any increase in staff will compound our problems.

Assessment

The main issues to consider in determining this proposal are: design and appearance, impact on neighbour amenity and highway safety.

Design and appearance: The proposed extension would be in keeping with the existing building in terms of its scale, design, appearance and materials. There is some existing shrubbery and planting along the southern boundary of the site which would provide some screening of the extension when viewed from

Neighbour amenity: The proposed extension would be located on the west facing elevation of the existing building, at its closest, approximately 2m from the boundary with no. 2 Milestone Meadow. There is an existing 1.7m high wooden fence along the boundary. There are no windows in the facing elevation of no. 2 Milestone Meadow. The applicant has indicated that the extension is to be used as a boardroom and staff messroom. No objections have been received from the occupants of no. 2 Milestone Meadow. It is not considered that such a small extension of an existing B1 office use would cause such significant detriment to the amenities of adjacent residents to warrant refusal of the proposals.

Highway Safety: The proposed extension would not impinge upon any of the area presently used for car parking. The applicant has also indicated that the proposal would not lead to any additional staff being employed. The concerns of the neighbouring resident regarding the unsuitability of the access road are noted. However it is considered that taking into account the above and in light of other recent permissions nearby it would be difficult to refuse the permission on these grounds.

Conclusion

Subject to the receipt of no further objections, the proposal is recommended for approval.

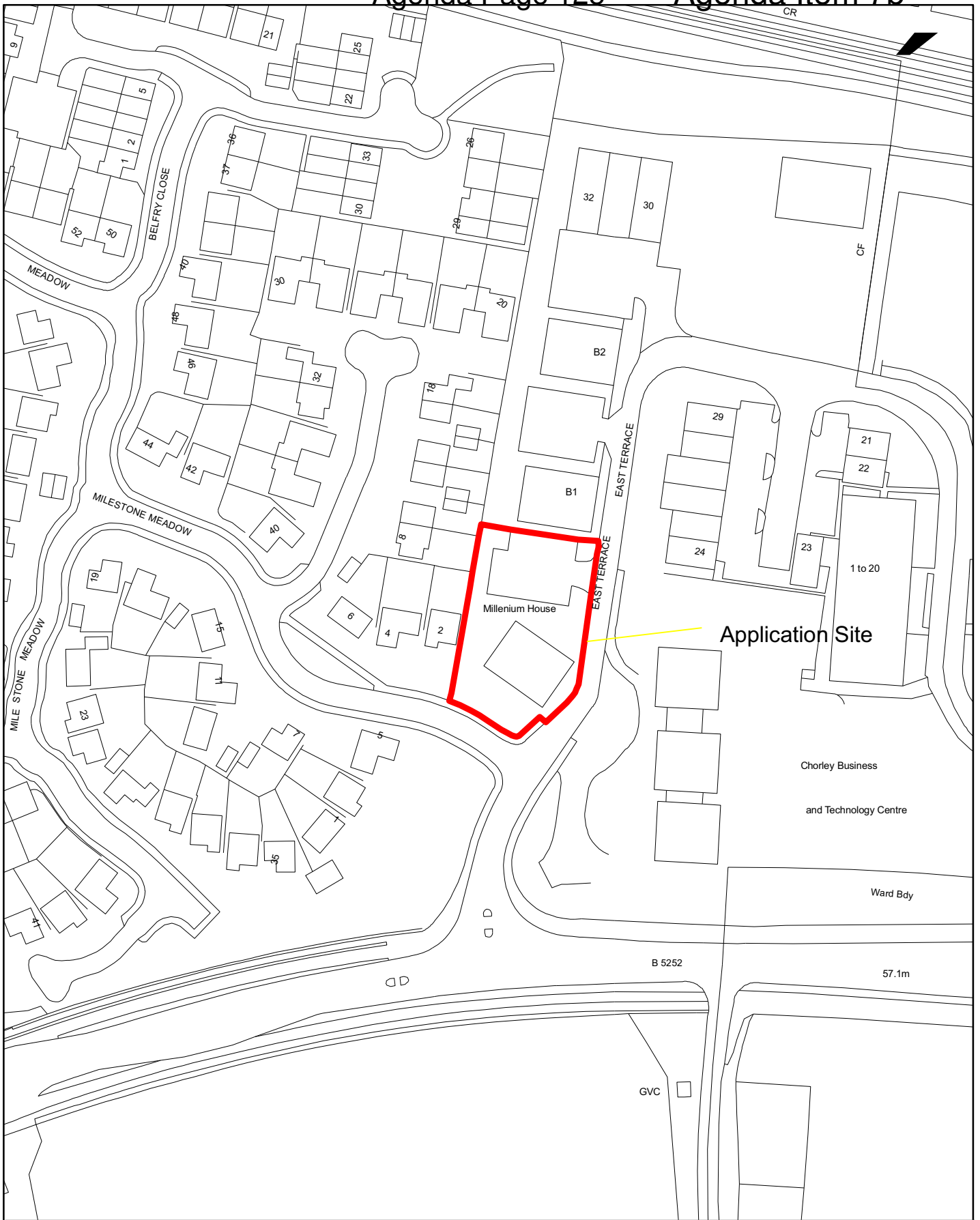
Recommendation: Permit Full Planning Permission Conditions

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

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

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application No. 06/00800/FUL</p>	<p>Grid Ref: E:355979 N: 419771</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No.</p>

This page is intentionally left blank



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22 August 2006

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 10/07/2006 and 04/08/2006

Plan Ref 06/00078/FUL **Date Received** 23.01.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 31.07.2006
West

Proposal : Retrospective application to change dormer window from plastic to brick
Location : 2 Hardy Drive Chorley Lancashire PR7 2QA
Applicant: Mr And Mrs McGonagle 2 Hardy Drive Chorley Lancashire PR7 2QA

Plan Ref 06/00233/FUL **Date Received** 21.02.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And **Date Decided** 10.07.2006
Hoghton

Proposal : Erection of detached rear garage and formation of new driveway,
Location : Moss Cottage Sandy Lane Brindle Chorley PR6 8PQ
Applicant: Miss J Charnock Moss Cottage Sandy Lane Brindle Chorley PR6 8PQ

Plan Ref 06/00244/FUL **Date Received** 27.02.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 24.07.2006
And Whittle-le-Woods

Proposal : Erection of single storey side extension to form garage,
Location : 45 Bankside Clayton-Le-Woods Chorley PR6 7PZ
Applicant: Mr & Mrs Lovatt 45 Bankside Clayton-Le-Woods Chorley PR6 7PZ

Continued....

Plan Ref 06/00293/COU **Date Received** 10.03.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 02.08.2006

Proposal : Change of use of existing disused stable block to visitor reception/shop etc
Location : Hoghton Tower Blackburn Old Road Hoghton Preston PR5 0SH
Applicant: Hoghton Tower Presevation Trust Hoghton Tower Blackburn Old Road Hoghton

Plan Ref 06/00475/TPO **Date Received** 13.04.2006 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 11.07.2006

Proposal : Application for tree works to TPO 2 (Euxton) 1976.
Location : 41 Empress Way Euxton Chorley PR7 6QB
Applicant: D Pimlott 41 Empress Way Euxton Chorley PR7 6QB

Plan Ref 06/00523/FUL **Date Received** 02.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 02.08.2006

Proposal : Erection of single storey side and rear extension,
Location : 28 Regents Way Euxton Chorley PR7 6PQ
Applicant: Mr P Cribb 28 Regents Way Euxton Chorley PR7 6PQ

Plan Ref 06/00531/FUL **Date Received** 02.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 14.07.2006

Proposal : Single storey side extension and conversion of garage to living accommodation.
Location : Woodlands 1 Culbeck Lane Euxton Chorley PR7 6EP
Applicant: Mr And Mrs Kimber Woodlands 1 Culbeck Lane Euxton Chorley PR7 6EP

Plan Ref 06/00525/FUL **Date Received** 03.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 25.07.2006

Proposal : Demolish existing front porch and replace with new
Location : 35 Studfold Chorley PR7 1UA
Applicant: Mr Ken Pass 35 Studfold Chorley PR7 1UA

Plan Ref 06/00544/FUL **Date Received** 04.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 19.07.2006

Proposal : A two storey side extension and a porch to the front
Location : 16 Hurst Brook Coppull Chorley PR7 4QT
Applicant: 16 Hurst Brook Coppull Chorley PR7 4QT

Plan Ref 06/00549/FUL **Date Received** 05.05.2006 **Decision** Refuse Full Planning Permission

Ward: Pennine **Date Decided** 12.07.2006

Proposal : Proposed stables and sand paddock
Location : Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 9BX
Applicant: Mr M Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 9BX

Plan Ref 06/00524/FUL **Date Received** 08.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 25.07.2006

Proposal : Demolish existing front porch and replace with new
Location : 37 Studfold Chorley PR7 1UA
Applicant: Mr Brian Taylor 37 Studfold Chorley PR7 1UA

Plan Ref 06/00554/FUL **Date Received** 08.05.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley South East **Date Decided** 03.08.2006

Proposal : Single storey extension to the rear of the offices
Location : The Cruck Barn Duxbury Park Duxbury Hall Road Chorley PR7 4AT
Applicant: Gilling Dodd Architects The Cruck Barn Duxbury Park Duxbury Hall Road Chorley PR7 4AT

Plan Ref 06/00555/LBC **Date Received** 08.05.2006 **Decision** Refuse Listed Building Consent

Ward: Chorley South East **Date Decided** 03.08.2006

Proposal : Single storey building to the rear of Cruck Barn
Location : The Cruck Barn Duxbury Park Duxbury Hall Road Chorley PR7 4AT
Applicant: Gilling Doddd Architects The Cruck Barn Duxbury Park Duxbury Hall Road Chorley

Plan Ref 06/00546/FUL **Date Received** 09.05.2006 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 13.07.2006

Proposal : Erection of agricultural/storage building,
Location : Barkers Farm Bungalow Preston Road Charnock Richard Lancashire PR7 5LE
Applicant: Mr J Noblett Barkers Farm Bungalow Preston Road Charnock Richard Lancashire

Plan Ref 06/00539/FUL **Date Received** 10.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 10.07.2006

Proposal : Erection of 13 No new trolley bays within the store car park
Location : Asda Superstore Clayton Green Centre Centre Drive Clayton Green Clayton-Le-Woods
Applicant: Asda Stores Ltd Asda House, Southbank, Great Wilson Street, Leeds, LS11 5AD

Plan Ref 06/00568/TPO **Date Received** 10.05.2006 **Decision** Consent for Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 27.07.2006

Proposal : Prune and reduce the height of Beech tree in rear garden TPO4 (Heath Charnock) 1992
Location : 7 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH
Applicant: Ms Jaqueline Jones 7 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Plan Ref 06/00569/FUL **Date Received** 10.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.07.2006

Proposal : Rear perimeter fencing
Location : Plot 1 Summerfields Coppull
Applicant: Mr & Mrs Turner 1 Dean Wood Close Chorley PR7 2FN

Plan Ref 06/00574/FUL **Date Received** 11.05.2006 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 03.08.2006

Proposal : Single storey rear extension
Location : Sycamore Cottage Gerrards Fold Abbey Village Chorley PR6 8DL
Applicant: F Fisher New Close Farm Bolton Road Withnell Chorley PR6 8DA

Plan Ref 06/00550/FUL **Date Received** 12.05.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 18.07.2006

Proposal : Demolish existing single storey rear extension and erect new

Location : 141 Bournes Row Brindle Preston PR5 0DQ

Applicant: Places For People Group 4 The Pavillions, Portway, Preston, Pr2 2YB

Plan Ref 06/00553/COU **Date Received** 12.05.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 19.07.2006

Proposal : Change of use of agricultural land to sand paddock for private use

Location : Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Applicant: Mr & Mrs C A Smith Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Plan Ref 06/00575/FUL **Date Received** 12.05.2006 **Decision** Application Withdrawn

Ward: Chisnall **Date Decided** 13.07.2006

Proposal : Single storey extension to the side,

Location : Alison Arms 279 Preston Road Coppull Lancashire PR7 5DS

Applicant: Mr K Davies Alison Arms 279 Preston Road Coppull Lancashire PR7 5DS

Plan Ref 06/00570/ADV **Date Received** 15.05.2006 **Decision** Refuse advertising consent

Ward: Eccleston And Mawdesley **Date Decided** 10.07.2006

Proposal : Advertisement consent for one single sided free standing display unit.

Location : 219- 221 The Green Eccleston Lancashire PR7 5SX

Applicant: Primesight Advertising Ltd 3 Watercourse Square 138-142 Holborn London

Plan Ref 06/00572/FUL **Date Received** 15.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 18.07.2006

Proposal : Erection of detached garage in rear garden,

Location : 29 Harperley Astley Village Chorley PR7 1XB

Applicant: Mr P Corner 29 Harperley Astley Village Chorley PR7 1XB

Plan Ref 06/00578/FUL **Date Received** 15.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.07.2006

Proposal : Demolish existing kitchen and erect two storey rear extension
Location : 258 Spendmore Lane Coppull Chorley PR7 5DE
Applicant: Mr P Andrews 96 Richmond Road Eccleston Chorley Lancashire PR7 5SR

Plan Ref 06/00582/FUL **Date Received** 15.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 10.07.2006

Proposal : Conservatory to the rear
Location : 62 Judeland Chorley PR7 1XJ
Applicant: Mr And Mrs J Prowse 62 Judeland Chorley PR7 1XJ

Plan Ref 06/00588/FUL **Date Received** 16.05.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.07.2006

Proposal : Demolish existing garage and construct replacement double garage
Location : 54 The Hawthorns Eccleston Chorley PR7 5QW
Applicant: Mr A Baron 54 The Hawthorns Eccleston Chorley PR7 5QW

Plan Ref 06/00565/FUL **Date Received** 17.05.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.07.2006

Proposal : Single storey rear extension
Location : 22 Langton Close Eccleston PR7 5UU
Applicant: Mr & Mrs S Adams 22 Langton Close Eccleston PR7 5UU

Plan Ref 06/00597/LBC **Date Received** 17.05.2006 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 12.07.2006

Proposal : Internal alterations to previously approved plans for conversion of dwelling
Location : 175 Blackburn Road Heapey Lancashire PR6 8EJ
Applicant: Mr J Blacklidge 175 Blackburn Road Heapey Lancashire PR6 8EJ

Plan Ref 06/00587/FUL **Date Received** 18.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 12.07.2006

Proposal : Single storey rear extension.

Location : 26 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG

Applicant: Mrs S Banks 26 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG

Plan Ref 06/00605/FUL **Date Received** 18.05.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 11.07.2006

Proposal : Rear Conservatory

Location : 7 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Applicant: Mr & Mrs Lancaster 7 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Plan Ref 06/00607/FUL **Date Received** 18.05.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.07.2006

Proposal : Demolish existing rear porch, erect single storey rear extension

Location : 131 The Green Eccleston Lancashire PR7 5SA

Applicant: 131 The Green Eccleston Lancashire PR7 5SA

Plan Ref 06/00583/FUL **Date Received** 19.05.2006 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 14.07.2006

Proposal : Proposed single storey side extension with rear conservatory and terrace.

Location : Ashfield Stocks Lane Heskin Chorley PR7 5LT

Applicant: Mr And Mrs Marsden Ashfield Stocks Lane Heskin Chorley PR7 5LT

Plan Ref 06/00599/ADV **Date Received** 22.05.2006 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 14.07.2006

Proposal : Retrospective application for three fascia signs and one projecting sign

Location : 31 Chapel Street Chorley PR7 1BU

Applicant: Dixons Store Group Dixon House, Maylands Avenue, Hemel Hemstead, Herts

Plan Ref 06/00603/FUL **Date Received** 22.05.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 14.07.2006

Proposal : Rear conservatory

Location : 6 Bell Villas Gib Lane Hoghton Preston PR5 0RT

Applicant: Mrs K Kirby 6 Bell Villas Gib Lane Hoghton Preston PR5 0RT

Plan Ref 06/00609/FUL **Date Received** 22.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 14.07.2006

Proposal : Rear Conservatory

Location : 23 The Grove Chorley PR7 1PU

Applicant: Mr & Mrs Warburton 23 The Grove Chorley PR7 1PU

Plan Ref 06/00613/FUL **Date Received** 22.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.07.2006

Proposal : Erection of single storey rear extension, extension of dormers and provision of pitched roof over existing flat roofed dormers,

Location : 31 Mallom Avenue Euxton Chorley PR7 6PU

Applicant: Mr S Barnett 31 Mallom Avenue Euxton Chorley PR7 6PU

Plan Ref 06/00591/FUL **Date Received** 23.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 14.07.2006

Proposal : Proposed front porch and bay window.

Location : 30 Kingsmead Chorley PR7 3JY

Applicant: Mr David Walton 30 Kingsmead Chorley PR7 3JY

Plan Ref 06/00608/FUL **Date Received** 23.05.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 18.07.2006

Proposal : Rear Dormer

Location : 31 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Applicant: Mr & Mrs Langham 31 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Plan Ref 06/00610/FUL **Date Received** 23.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.07.2006

Proposal : Rear conservatory
Location : 29 Holly Crescent Coppull Chorley PR7 4QJ
Applicant: Mr & Mrs Impey 29 Holly Crescent Coppull Chorley PR7 4QJ

Plan Ref 06/00606/FUL **Date Received** 24.05.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.07.2006

Proposal : Conservatory and bay window to rear of property.
Location : 171 Southport Road Ulnes Walton Leyland PR26 8LN
Applicant: Mr And Mrs Whaite 171 Southport Road Ulnes Walton Leyland PR26 8LN

Plan Ref 06/00616/FUL **Date Received** 24.05.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 31.07.2006

Proposal : Erection of single storey side extension,
Location : 14 Orchard Drive Whittle-Le-Woods Chorley PR6 7JZ
Applicant: Mr M McGinty 14 Orchard Drive Whittle-Le-Woods Chorley PR6 7JZ

Plan Ref 06/00622/FUL **Date Received** 24.05.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.07.2006

Proposal : Single storey rear extension
Location : Firtrees Bradshaw Lane Mawdesley Ormskirk L40 3SE
Applicant: Mr D Ferguson Firtrees Bradshaw Lane Mawdesley Ormskirk L40 3SE

Plan Ref 06/00626/FUL **Date Received** 24.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 31.07.2006

Proposal : Rear conservatory
Location : 165 Bredon Avenue Euxton Chorley PR7 6NS
Applicant: Mr & Mrs Riley 165 Bredon Avenue Euxton Chorley PR7 6NS

Plan Ref 06/00627/FUL **Date Received** 24.05.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 14.07.2006

Proposal : Demolition of existing dwelling and erecton of two storey detached replacement dwelling

Location : Brown Cot Rivington Lane Rivington Lancashire BL6 7RX

Applicant: Phil Harrsion C/o 27 Redbrook Road, Ince, Wigan, WN3 4SQ

Plan Ref 06/00628/FUL **Date Received** 24.05.2006 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 14.07.2006

Proposal : Equipment store/score box 3.5m X3.5m

Location : Withnell Fold Sports Ground And Social Club Withnell Fold Withnell Chorley PR6 8BA

Applicant: Withnell Fold Sports Ground And Social Club C/O Agent

Plan Ref 06/00611/FUL **Date Received** 25.05.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 25.07.2006

Proposal : Two storey front extension and extension of garage.

Location : 4 Birkacre Brow Coppull Chorley PR7 4PA

Applicant: Mr M Clarkson 4 Birkacre Brow Coppull Chorley PR7 4PA

Plan Ref 06/00623/FUL **Date Received** 25.05.2006 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.07.2006

Proposal : Installation of a 17.5m monopole with 6No. antenna and associated equipment cabinets

Location : White Bear Yard Park Road Adlington Lancashire

Applicant: O2 UK Ltd C/O Agent

Plan Ref 06/00625/FUL **Date Received** 25.05.2006 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 20.07.2006

Proposal : Two storey rear extension and a pavement crossing

Location : Heather View Lodge Bank Brinscall Chorley PR6 8QU

Applicant: Dr & Mrs S M Brown Heather View Lodge Bank Brinscall Chorley PR6 8QU

Plan Ref 06/00633/FUL **Date Received** 25.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 20.07.2006

Proposal : First floor side extension over existing flat roof
Location : 15 Chiltern Avenue Euxton Chorley PR7 6NU
Applicant: Mr & Mrs Waring 15 Chiltern Avenue Euxton Chorley PR7 6NU

Plan Ref 06/00614/FUL **Date Received** 26.05.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 14.07.2006

Proposal : New pitched roof over existing garage and conversion of garage to kitchen /utility room.
Location : 3 Long Copse Astley Village Chorley PR7 1TH
Applicant: Mr And Mrs A Ridd 3 Long Copse Astley Village Chorley PR7 1TH

Plan Ref 06/00617/FUL **Date Received** 26.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 01.08.2006

Proposal : Erection of single storey front extension,
Location : 16 Cuerden Close Bamber Bridge Preston PR5 6BX
Applicant: Mr & Mrs Hesmondhalgh 16 Cuerden Close Bamber Bridge Preston PR5 6BX

Plan Ref 06/00618/FUL **Date Received** 26.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 28.07.2006

Proposal : Replace existing 2.9m high fence with new 1.2m high fence attached to 1.9m high wall (total height 2.1m)
Location : Whittle-le-Woods (St Johns) C Of E Primary School Preston Road Whittle-Le-Woods Chorley PR6 7PS
Applicant: The School Governors Whittle-le-Woods Primary School Preston Road Whittle-le-Woods Chorley PR6 7PS

Plan Ref 06/00621/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 18.07.2006

Proposal : Retrospective application for erection of sun room to replace existing conservatory which has been demolished.

Location : 15 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Applicant: Carol O'Brien 15 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Plan Ref 06/00624/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 20.07.2006

Proposal : Erection of side and rear extension

Location : Woodside Farm Brook Lane Charnock Richard Chorley PR7 5LJ

Applicant: Mr & Mrs Storey Woodside Farm Brook Lane Charnock Richard Chorley PR7 5LJ

Plan Ref 06/00634/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 25.07.2006

Proposal : Demolish existing rear conservatory and construct two storey rear extension

Location : 6 Millbrook Close Wheelton Chorley PR6 8JY

Applicant: Mr & Mrs Gillibrand 6 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 06/00642/COU **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 03.08.2006

Proposal : Change of use of an (A1) Sandwich Shop to a (A5) hot food take-away

Location : 61 Union Street Chorley PR7 1AB

Applicant: Miss Maria Doyle & Mr Paul Tibbs 1A Stanley Place Chorley PR7 1AE

Plan Ref 06/00651/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 25.07.2006

Proposal : A steel frame front extension and complete refurbishment of changing facilities

Location : Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton Green Clayton-Le-Woods

Applicant: Leisure & Cultural Services Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton Green Clayton-Le-Woods Lancashire PR6 7TL

Plan Ref 06/00631/FUL **Date Received** 31.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 24.07.2006

Proposal : Raising of roof height to create first floor accommodation with formation of dormers to front and rear, and erection of two storey extensions to front and rear,

Location : 48 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Applicant: Mr & Mrs Blackledge 48 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Plan Ref 06/00637/FUL **Date Received** 31.05.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 24.07.2006

Proposal : Erection of first floor extension to front over existing garage,

Location : 11 Lords Wood Close Chorley PR7 2FH

Applicant: Mr P King 11 Lords Wood Close Chorley PR7 2FH

Plan Ref 06/00644/COU **Date Received** 01.06.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And
Hoghton **Date Decided** 21.07.2006

Proposal : Change of use of agricultural building to a 'countryside store' selling equestrian related goods and change of use of the land to form a car park

Location : Former Poultry Building At Stanworth Poultry Farm Bolton Road Withnell Chorley PR6 8BP

Applicant: Mr P Reed Stanworth Poultry Farm Bolton Road Withnell Chorley PR6 8BP

Plan Ref 06/00649/FUL **Date Received** 01.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.07.2006

Proposal : Demolition of existing conservatory and erection of single storey and two storey rear extension,

Location : 7 Church Walk Euxton Chorley PR7 6HL

Applicant: Mr & Mrs Hough 7 Church Walk Euxton Chorley PR7 6HL

Plan Ref 06/00654/FUL **Date Received** 01.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 27.07.2006

Proposal : Erection of single storey side extension.

Location : 77 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TN

Applicant: Mr Comstive 77 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TN

Plan Ref 06/00655/FUL **Date Received** 01.06.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 24.07.2006

Proposal : Conversion of garage to granny annexe and erection of rear conservatory,

Location : 4 Mottram Close Whittle-Le-Woods Chorley PR6 7GX

Applicant: Mr & Mrs Lockett 4 Mottram Close Whittle-Le-Woods Chorley PR6 7GX

Plan Ref 06/00646/FUL **Date Received** 02.06.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 03.08.2006

Proposal : Preparation of hardstanding area for car parking alongside property

Location : 192 Chapel Lane Coppull Chorley PR7 4NB

Applicant: Mr & Mrs A L Newton Green Farm House Wood Lane Heskin Lancashire PR7 5NP

Plan Ref 06/00648/FUL **Date Received** 02.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 27.07.2006

Proposal : Extension to the front/left side and complete refurbishment of changing facilities on wet and dry side areas

Location : All Season Leisure Centre Water Street Chorley Lancashire PR7 1EX

Applicant: All Season Leisure Centre All Season Leisure Centre Water Street Chorley

Plan Ref 06/00656/LBC **Date Received** 02.06.2006 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 24.07.2006

Proposal : Retrospective application for replacement windows,

Location : 65 Town Road Croston Leyland PR26 9RA

Applicant: Mr N Keane 65 Town Road Croston Leyland PR26 9RA

Plan Ref 06/00661/FUL **Date Received** 02.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 25.07.2006

Proposal : Erection of conservatory to side,
Location : 59 Kirkby Avenue Clayton-Le-Woods Leyland PR25 5SQ
Applicant: Mr & Mrs Houghton 59 Kirkby Avenue Clayton-Le-Woods Leyland PR25 5SQ

Plan Ref 06/00662/FUL **Date Received** 05.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.07.2006

Proposal : Erection of summer house and excavation of pond.
Location : Harrock View Dawbers Lane Euxton Chorley PR7 6EF
Applicant: Alison Porter Harrock View Dawbers Lane Euxton Chorley PR7 6EF

Plan Ref 06/00663/FUL **Date Received** 05.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 28.07.2006

Proposal : Construction of a pitched roof over an existing flat roof front extension
Location : 24 Fieldside Avenue Euxton Chorley PR7 6JF
Applicant: Mr I Grimshaw 24 Fieldside Avenue Euxton Chorley PR7 6JF

Plan Ref 06/00672/FUL **Date Received** 06.06.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 18.07.2006

Proposal : Side porch, canopy and ramp to form disabled wheelchair accesible entrance for customers
Location : The Thyme And Plaice 37 Wigan Lane Coppull PR7 4BN
Applicant: Mr G Server The Thyme And Plaice 37 Wigan Lane Coppull PR7 4BN

Plan Ref 06/00673/FUL **Date Received** 06.06.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 01.08.2006

Proposal : Single storey rear extension to form swimming pool and ancillary accommodation
Location : Summer Hill Hill House Lane Brindle Chorley PR6 8NR
Applicant: Mr & Mrs A J Duckworth Summer Hill Hill House Lane Brindle Chorley PR6 8NR

Plan Ref 06/00668/FUL **Date Received** 07.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 20.07.2006

Proposal : Erection of two storey and single storey side extension and single storey rear extension,
Location : Spout House Farm Washington Lane Euxton Chorley PR7 6DQ
Applicant: Mr G Charlson Spout House Farm Washington Lane Euxton Chorley PR7 6DQ

Plan Ref 06/00670/FUL **Date Received** 08.06.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 01.08.2006

Proposal : Erection of rear conservatory,
Location : 8 Willowfield Chase Hoghton Preston PR5 0SW
Applicant: Mr & Mrs Mulcrone 8 Willowfield Chase Hoghton Preston PR5 0SW

Plan Ref 06/00671/FUL **Date Received** 08.06.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 31.07.2006

Proposal : Erection of detached double garage to replace previously approved garage,
Location : 7 Wood Lane Heskin Lancashire PR7 5PA
Applicant: Mr & Mrs Roorcroft 22 Foxwood Charnock Richard Chorley PR7 5JQ

Plan Ref 06/00680/FUL **Date Received** 09.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 18.07.2006

Proposal : Erection of a front lower storey extension
Location : Stockholm Grimeford Lane Anderton Chorley PR6 9HL
Applicant: Mr J Tait Stockholm Grimeford Lane Anderton Chorley PR6 9HL

Plan Ref 06/00686/FUL **Date Received** 12.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 02.08.2006

Proposal : Erection of rear conservatory,
Location : 14 Watkin Road Clayton-Le-Woods Chorley PR6 7PX
Applicant: Mr & Mrs Smith 14 Watkin Road Clayton-Le-Woods Chorley PR6 7PX

Plan Ref 06/00687/FUL **Date Received** 12.06.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 03.08.2006

Proposal : Single storey rear extension and associated works.
Location : 163 Great Meadow Astley Village Lancashire PR7 1SU
Applicant: Ms C Ramsden 163 Great Meadow Astley Village Lancashire PR7 1SU

Plan Ref 06/00688/FUL **Date Received** 13.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 03.08.2006

Proposal : First floor extension above garage, conversion of garage to living accommodation, canopy above bay and front entrance door.
Location : 57 Chestnut Avenue Euxton Chorley Lancashire PR7 6BP
Applicant: Mr A Oddy 57 Chestnut Avenue Euxton Chorley Lancashire PR7 6BP

Plan Ref 06/00705/FUL **Date Received** 13.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 01.08.2006

Proposal : Construction of front porch and canopy to front elevation.
Location : 1B Plymouth Grove Chorley PR6 0SY
Applicant: Mr G Turner 1B Plymouth Grove Chorley PR6 0SY

Plan Ref 06/00684/TPO **Date Received** 14.06.2006 **Decision** Refuse for Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 24.07.2006

Proposal : Crown raise and dead wood all the trees on the avenue and removal of 2 Acer pseudoplatanus (sycamore) covered by TPO1 (Anderton/Heath Charnock) 1972
Location : Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU
Applicant: Joe Clawson Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU

Plan Ref 06/00690/TCON **Date Received** 15.06.2006 **Decision** Object to Tree Works

Ward: Wheelton And Withnell **Date Decided** 28.07.2006

Proposal : Removal of a Silver Birch tree in rear garden
Location : 28 Bolton Road Abbey Village Chorley PR6 8DD
Applicant: G O.Gara 28 Bolton Road Abbey Village Chorley PR6 8DD

Plan Ref	06/00709/CLPUD	Date Received	15.06.2006	Decision	Refuse Certificate of Lawfulness Prop
Ward:	Eccleston And Mawdesley	Date Decided	31.07.2006		
Proposal :	Application for a Certificate of Lawfulness for the proposed erection of a detached building to accommodate a swimming pool,				
Location :	Douglas Villa Meadow Lane Mawdesley Ormskirk L40 2QA				
Applicant:	Mr A Munro Douglas Villa Meadow Lane Mawdesley Ormskirk L40 2QA				
Plan Ref	06/00711/FUL	Date Received	15.06.2006	Decision	Permit Full Planning Permission
Ward:		Date Decided	02.08.2006		
Proposal :	Erection of single garage,				
Location :	4 Birch Avenue, Cuerden Residential Park Clayton-Le-Woods PR25 5PD				
Applicant:	Mr Coutts 19 Haig Avenue Leyland PR25 2QB				
Plan Ref	06/00695/FUL	Date Received	16.06.2006	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	18.07.2006		
Proposal :	Single storey front extension				
Location :	139 Carrington Road Adlington Chorley PR7 4RP				
Applicant:	Shirley Johnson And Michelle Holland 19 Marlow Court Adlington PR7 4LE				
Plan Ref	06/00702/COU	Date Received	16.06.2006	Decision	Permit Full Planning Permission
Ward:	Astley And Buckshaw	Date Decided	03.08.2006		
Proposal :	Change of use of open space to domestic curtilage and erection of new boundary fence and sheds				
Location :	60 Broadfields Astley Village Chorley PR7 1XR				
Applicant:	Mr & Mrs Stephens 60 Broadfields Astley Village Chorley PR7 1XR				
Plan Ref	06/00713/FUL	Date Received	19.06.2006	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods North	Date Decided	02.08.2006		
Proposal :	Erection of replacement conservatory to rear,				
Location :	94 Glenmore Clayton-Le-Woods Chorley PR6 7TB				
Applicant:	Mrs G Gardner 94 Glenmore Clayton-Le-Woods Chorley PR6 7TB				

Plan Ref 06/00714/FUL **Date Received** 19.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.07.2006

Proposal : Erection of first floor side extension to barn conversion (part retrospective),
Location : Gleadhill Coach House Dawbers Lane Euxton Chorley PR7 6EA
Applicant: Mr & Mrs Stafford Gleadhill Farm Dawbers Lane Euxton Chorley PR7 6EB

Plan Ref 06/00720/TPO **Date Received** 21.06.2006 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 03.08.2006

Proposal : Felling of Poplar Tree covered by TPO 14 (Euxton) 1991
Location : 172 Wigan Road Euxton Chorley PR7 6JW
Applicant: Mr & Mrs S Ogden 172 Wigan Road Euxton Chorley PR7 6JW

Plan Ref 06/00718/TPO **Date Received** 22.06.2006 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 03.08.2006

Proposal : Proposed tree works to trees within Tree Preservation Order No 8 (Anderton) 2002 and No 6 (Anderton) 2003.
Location : St Josephs Roman Catholic Church Bolton Road Anderton Chorley PR6 9LX
Applicant: Anderton St Josephs Parish Bolton Road Anderton PR6 9LX

Plan Ref 06/00734/TPO **Date Received** 26.06.2006 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 03.08.2006

Proposal : Dismantle Fell of Oak tree TPO4 (Euxton Hall) 1982
Location : Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY
Applicant: Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY

Plan Ref 06/00738/FUL **Date Received** 27.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 03.08.2006

Proposal : Single storey rear extension and extension to the rear kitchen
Location : 1 Coniston Avenue Adlington Chorley PR6 9QH
Applicant: Mr & Mrs R Hand 1 Coniston Avenue Adlington Chorley PR6 9QH

Plan Ref 06/00757/NLA**Date Received** 04.07.2006**Decision** No objection
to NLA
consultation**Ward:****Date Decided** 20.07.2006**Proposal :** Reserved matters application for the erection of 4 no. mixed use industrial units
(Class B1, B2 and B8)**Location :** Plot 3300, Matrix Park, Buckshaw Village**Applicant:** Redrow Commercial Development Ltd 12 Eaton Avenue Maxtrix Park Buckshaw
Village Chorley PR7 7NA



Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	20.08.2006

ENFORCEMENT ITEM

ERECTION OF AGRICULTURAL BUILDING – LAND 260M SOUTH WEST OF GARDENERS COTTAGE 83 RAWLINSON LANE HEATH CHARNOCK

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. A retrospective planning application for the erection of an agricultural building on land 260m South West of Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock (application reference 06/00716/FUL), appears on this agenda. My recommendation is for planning permission to be refused. If members agree with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

COMMENTS OF THE DIRECTOR OF FINANCE

5. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

6. No comments.

RECOMMENDATION

7. 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 - without planning permission the erection of an agricultural building.



- (a) Remedy for Breach
- i. Demolish the building.
 - ii. Remove all material resultant from the works carried out under 7(ai) from the land.

(b) Period for Compliance

6 months

(c) Reason

The proposed agricultural building would constitute inappropriate development in the Green Belt, on the basis that there is no justified agricultural need for development of that scale. Furthermore, the development is harmful to the visual amenity of the Green Belt by reason of its design, scale, external appearance and siting. The proposal is therefore contrary to Policies DC1 and EP7 of the Adopted Chorley Borough Local Plan Review and PPG2 Green Belts.

JANE E MEEK
DIRECTOR OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Lyndsey Cookson	5230	9 August 2006	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/00716/FUL	Union Street Offices



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Chorley B.C. 100018509

Enforcement Item
Land 260m South West of Gardeners Cottage
Rawlinson Lane
Heath Charnock

SCALE
1:5,000

This page is intentionally left blank

Report



Report of	Meeting	Date	Item No
Director of Development and Regeneration	Development Control Committee	22/08/2006	

OBJECTION TO TREE PRESERVATION ORDER NO. 2 (CHORLEY) 2006

PURPOSE OF REPORT

1. The purpose of this report is to decide whether to confirm the above Tree Preservation Order (TPO) in light of the objection received.

CORPORATE PRIORITIES

2. This action will contribute towards a greener Chorley.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

5. The tree in question is sited within the curtilage of no.12 Park Road, on the northern boundary between no's 12 and 14, within St Laurences Conservation Area. The tree is within a group of three trees which resemble a multi stemmed silver birch tree.
6. An application was submitted to remove the tree, along with the removal of a horse chestnut in the front garden and conifers along the rear boundary, and crown thinning of two rowan trees. Works to the other trees were given consent, although the Council's Arboricultural Officer stated that the birch tree was in good condition and there was no reason to fell the tree. It was considered that the tree made a significant contribution to the visual amenities of the locality and was accordingly made the subject of a TPO.

GROUNDINGS OF OBJECTION

7. One letter of objection has been received from the landowner of no. 12 Park Road. These objections can be summarised as follows: -
 - The tree leans towards no's 12 and 14 Park Road and overhangs the boundary fence/wall of both properties. The objector and the owner of no. 14 are concerned that the top of the tree may cause damage to the properties (Grade II Listed Buildings) and/or persons. An assessment has been submitted on the level of risk of nuisance and damage;

Continued....



- The remaining two young silver birches would continue to contribute to the family’s privacy and the visual amenity of St Laurence’s Conservation Area. In addition, the objector has offered to plant a replacement tree. The loss of one tree from this group of three would not have a ‘significant impact on the environment and its enjoyment by the public’ as indicated in the Notice. Photographs have been submitted which have been altered to indicate the objector’s impression of the appearance of the group of trees before and after the felling.

RESPONSE TO THE GROUNDS OF OBJECTION

8. An assessment made by the Arboricultural Officer states that there are no arboricultural reasons for felling the tree. Furthermore, the tree is one of the least worrisome trees concerning branch drop so the neighbour should have no need to worry over this. The tree is sited approximately 5 metres from the properties and it is not considered that this argument holds sufficient weight or substance so as to override the ongoing protection of the trees in question.
9. The group of silver birch trees are clearly visible from the streetscene and do contribute to the aesthetic appearance of the conservation area. A precautionary approach was taken when assessing the application due to time constraints, and it was decided to place an order on the tree otherwise the works could be undertaken. At the time, it was considered that its removal would have a detrimental impact towards the character and appearance of the area, although Members may be inclined to afford leniency given the location of the tree and its character. A replacement tree may enhance the area although this would depend on its species and location. It is difficult to assess the accuracy of the photographs submitted.

COMMENTS OF THE DIRECTOR OF FINANCE

10. There are no financial implications to this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

11. There are no human resource implications to this report.

CONCLUSION

12. The tree has an amenity value to the benefit of the public and contributes to the character and appearance of the locality, although Members may consider that its impact is not so significant and its removal would not be so adverse on the environment. It is considered that the protection of a TPO is warranted.

RECOMMENDATION

13. That the order be confirmed.

JANE MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Report Author	Ext	Date	Doc ID
Lyndsey Cookson	5230	08 Aug 06	

Background Papers			
Document	Date	File	Place of Inspection
Chorley Borough Council Tree Preservation Order No. 2 (Chorley) 2006	18 th April 2006	TPO No.2 (Chorley) 2006	Civic Offices, Union Street



Jane E Meek BSc(Hons) DipTP MRTPI
 Head of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office.
 Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Chorley B.C. 100018509

TREE PRESERVATION ORDER
TPO 2 (Chorley) 2006

SCALE
1:1,250

Report

Report of	Meeting	Date
Deputy Director of Legal Services	Development Control Committee	22/08/06

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

PURPOSE OF REPORT

1. To consider formal confirmation of five Tree Preservation Orders as detailed below.

CORPORATE PRIORITIES

2. The report does not affect any corporate priorities.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. The following Orders were made and served on all those with an interest (owner/ occupiers etc.) in the land on which the trees are situated on the dates stated for the following purposes:
 - (i) The Chorley Borough Council Tree Preservation Order No. 5 (Eccleston) 2005, made on 26 October 2005; to protect four trees and five groups of trees on land in the grounds of St Mary's C. of E. Church off Towngate, Eccleston;
 - (ii) The Chorley Borough Council Tree Preservation Order No. 6 (Clayton le woods) 2005, made on 14 December 2005, to protect two trees on land in the garden of 194 Springmeadows, Clayton le Woods;
 - (iii) The Chorley Borough Council Tree Preservation Order No. 7 (White Coppice) 2005, made on 22 December 2005, to protect a tree on land bounded by New Street to the west and Lord Street and Sagar Street to the south;
 - (iv) The Chorley Borough Council Tree Preservation Order No. 1 (White Coppice) 2006, made on 5 January 2006, to protect a tree on land at "Northwood," White Coppice, Chorley;
 - (v) The Chorley Borough Council Tree Preservation Order No. 3 (Withnell) 2006, made on 12 May 2006, to protect two groups of trees running along the eastern bank of the Leeds-Liverpool canal at Withnell Fold.

Continued....



5. No objections or representations of any kind have been received in response to the making of the above Orders. It is, therefore, now open to the Council to confirm the above Orders as unopposed Orders. The effect of formally confirming the Orders will be to give permanent legal force to the Orders, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without lawful permission.

COMMENTS OF THE DIRECTOR OF FINANCE

6. There are no comments from the Director of Finance.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

6. There are no comments from the Director of Human Resources.

RECOMMENDATIONS

7. That the following Tree Preservation Orders be formally confirmed:
 - (1) The Chorley Borough Council Tree Preservation Order No. 5 (Eccleston) 2005;
 - (2) The Chorley Borough Council Tree Preservation Order No. 6 (Clayton le Woods) 2005;
 - (3) The Chorley Borough Council Tree Preservation Order No. 7 (White Coppice) 2006;
 - (4) The Chorley Borough Council Tree Preservation Order No. 1 (White Coppice) 2006;
 - (5) The Chorley Borough Council Tree Preservation Order No. 3 (Withnell) 2006;

REASONS FOR RECOMMENDATIONS

8. To confer permanent status on the Orders, so as to afford permanent protection to the trees covered by those Orders. :

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9. The alternative would be to allow the Orders to lapse, thereby effectively ending the protection of the trees covered by the respective Orders.

CLAIRE HALLWOOD
DEPUTY DIRECTOR OF LEGAL SERVICES

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
G Fong	5169	1 August 2006	