
Chief Executive's Office

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Date: 15 September 2006

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 26TH SEPTEMBER 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, 26th September 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 (Pages 1 - 10)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee on 22 August 2006 (enclosed).

4. **Planning Appeals and Decisions - Notification (Pages 11 - 14)**

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

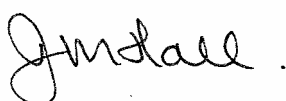
5. **Planning Applications Awaiting Decision (Pages 15 - 16)**

- (a) **A1: 06/00786/REMAJ - Land South of Buckshaw Avenue, Buckshaw Village (Pages 17 - 22)**
- (b) **B.1:06/00689/FUL - 1, Victoria Terrace, Victoria Street, Wheelton (Pages 23 - 32)**
- (c) **B2:06/00850/CB3 - Land South of Vertex Training and Conference Centre, Little Carr Lane, Chorley (Pages 33 - 38)**

Continued....

- (d) B3:06/00851/CB3 - Land 20m South of 24 - 26, The Bowers, Chorley (Pages 39 - 44)
 - (e) B4:06/00857/FUL - Royal Umpire Caravan Park, Southport Road, Ulnes Walton (Pages 45 - 52)
 - (f) B5:06/00908/OUT - Land South of Copper Works Wood, West of Gillibrand North and West of Clover Road, Chorley (Pages 53 - 62)
 - (g) B.6:06/00926/FUL - Playing Field, Great Greens Lane, Bamber Bridge (Pages 63 - 70)
6. **A Report of the Director of Development and Regeneration on selected cases determined, following consultation with the Chair and Vice-Chair of the Committee** (Pages 71 - 72)
- (a) D1:06/00726/FUL (Pages 73 - 78)
 - (b) D2:06/00772/FUL (Pages 79 - 84)
 - (c) D3:06/00803/FUL (Pages 85 - 90)
 - (d) D4:06/00848/FUL (Pages 91 - 96)
 - (e) D5:06/00950/FUL (Pages 97 - 102)
7. **A List of Planning Applications Determined by the Chief Officer under Delegated Powers between 07 August 2006 and 8 September 2006** (Pages 103 - 124)
8. **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 Caunce, 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 کیجئے: 01257 515823

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Development Control Committee**Tuesday, 22 August 2006**

Present: Councillor Harold Heaton (Chair), Councillors Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Caunce, Daniel Gee, Adrian Lowe, Geoffrey Russell, Ralph Snape and Christopher Snow

Officers: Jane Meek (Director of Development and Regeneration), Neil Higson (Principal Planning Officer), Rosaleen Brown (Senior Solicitor), Dianne Scambler (Trainee Democratic Services Officer) and Nicola Hopkins (Planning Officer)

06.DC.42 APOLOGIES FOR ABSENCE

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

06.DC.43 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and Members Code of Conduct, the following Member declared an interest in relation to the Planning Applications listed below, which were included on the meetings agenda for determination.

Councillor Heaton – Item 6j, Planning Application B4 : 06/00819/FUL
Councillor Cain – Item 10, Objection to TPO No.2 (Chorley) 2006

06.DC.44 GET WELL WISHES

The Chair on the behalf of the Committee requested that a Get Well card be sent to the Vice-Chair, Councillor David Dickinson to extending their best wishes.

06.DC.45 MINUTES OF MEETING TUESDAY, 25TH JULY 2006 OF DEVELOPMENT CONTROL COMMITTEE

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 25 July 2006 be confirmed as a correct record and signed by the Chair.

06.DC.46 APPOINTMENT OF STAND-IN VICE-CHAIR FOR APPLICATION B4: 06/00819/FUL

The Chair advised the Committee that he would be declaring an interest in one of the applications on the agenda. In the absence of the Vice-Chair, there was a need to appoint somebody to stand-in for the Chair for this item.

It was proposed by Councillor Heaton, seconded by Councillor A Lowe, and subsequently **RESOLVED (9:0) to appoint Councillor Bell to Vice-Chair for the meeting.**

06.DC.47 PLANNING APPEAL - TALBOT MILL, FROM STREET, CHORLEY

The Director of Development and Regeneration presented a report to inform Members of a change in circumstances with respect to the planning appeal in relation to the Talbot Mill, Froom Street, Chorley.

In June 2005 the Development Control Committee considered an application at the Talbot Mills site 05/00344/FULMAJ for the erection of 164 dwellings, which was refused. The application was subsequently appealed in January 2006 and is due to be heard at Public Inquiry on 26 September 2006.

As is good practice the appellants have been liaising with officers to resolve the reasons for refusal and managed to resolve two of the issues.

Issues that related to the impact of protected species and landscaping proposals will be addressed at the Inquiry with a Statement of Common Ground.

The appellants have now agreed to pay a commuted sum of money for the provision of low cost housing within the Borough. In accordance with Policy HS5 of the Local Plan this will be achieved through a Section 106 Agreement.

The outstanding reason for refusal was contrary to Policy 12 of the Joint Lancashire Structural Plan. Lancashire County Council objected to the application and had commented that any recommendation by the Council to permit would result in County seeking a call in by the Secretary of State. It would appear now though that the provision of the payment of a commuted amount of money is seen as exception to Policy 12 and for this reason the County Council no longer wish to defend their reason for refusal and withdrew their objection to the development.

The Council needs to ensure that the Section 106 Agreement be signed before Proofs of Evidence are required to be submitted to the Planning Inspectorate on 25 August 2006. This will 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.

- RESOLVED – 1. That the report be noted.**
- 2. That the appellants prepare a Section 106 Agreement to be signed by both parties before 25 August 2006.**
- 3. That the Director of Development and Regeneration write a letter to Lancashire County Council on behalf of the Members to voice their concerns as to the way in which County have handled this application.**

06.DC.48 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of two appeals that had been lodged against the refusal of planning permission, two appeals that had been dismissed, one appeal that had been allowed by the Planning Inspectorate and the lodging of one enforcement notice appeal.

RESOLVED – That the report be noted.

06.DC.49 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: 06/00640/FULMAJ - Rectory Farm, Town Road, Croston

Application No: 06/00640/FULMAJ

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, Leyland

Decision:

Application withdrawn

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

Application No: 06/00658/FULMAJ

Proposal: Residential development comprising of 125 dwellings together with associated infrastructure.

Location: Part Parcel F, Main Street, Buckshaw Village, Whittle-Le-Woods

Decision:

Application withdrawn

(c) A3: 06/00676/REMMAJ - Parcel H7, Buckshaw Village, Euxton Lane, Euxton

Application No: 06/00676/REMMAJ

Proposal: Erection of 106 dwellings with associated landscaping, parking, bin stores, roads and sewers.

Location: Parcel H7 Buckshaw Village, Euxton Lane, Euxton

Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED to grant 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 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 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.*

11. The approved plans are:

Plan Ref.	Received On:	Title:
BV-H7-11-02-002	03 August 2006	Site Layout
205629/206	03 August 2006	Large Refuse Vehicle Swept Path
Design Statement	14 August	Design Statement Buckshaw Parcel H7

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

- (d) **A4: 06/00678/REMMAJ - Land, Parcel H6A, Lancashire Drive, Buckshaw Village, Whittle-Le-Woods**

Application No:06/00678/REMMAJ

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

Decision:

Application withdrawn

- (e) **A5: 06/00666/OUTMAJ - St. Mary's Church Hall, Lawrence Lane, Eccleston, Chorley**

Application No:06/00666/OUTMAJ

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

Decision:

Application withdrawn

- (f) **B1: 06/00716/FUL - Land 260m South West of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock**

Application No:06/00716/FUL

Proposal: Retrospective application for erection of agricultural building.

Location: Land 260m South West of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock

Decision:

It was proposed by Councillor A Lowe, seconded by Councillor Culshaw, and subsequently **RESOLVED (7:1) to refuse full planning permission of the retrospective planning application for the following 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.

(g) B2: 06/00758/FUL - Little Acorns Nursery, 34, Sheep Hill Lane, Clayton-Le-Wood's, Chorley

Application No:06/00758/FUL

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, Chorley

Decision:

It was proposed by Councillor Bell, seconded by Councillor Cain, and subsequently **RESOLVED (10:1) 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. 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.

(h) B3: 06/00794/COU - 305, The Green, Eccleston, Lancashire

Application No:06/00794/COU

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

Location: 305, The Green, Eccleston, Lancashire

Decision:

It was proposed by Councillor Culshaw, seconded by Councillor Caunce to defer the decision to allow the Site Inspection Sub-Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor A Lowe, seconded by Councillor Snow, to refuse planning permission in line with the recommendations set out in the Officers report.

A further amendment was proposed by Councillor Culshaw, seconded by Councillor Caunce to grant full planning permission, upon being put to the vote the motion was lost (5:6) with the Chair using his casting vote against.

The previous motion was then voted on and it was subsequently **RESOLVED (6:5) with the Chair using his casting vote for, to refuse full planning permission for the following 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.

(i) B4: 06/00819/FUL - Charnock Richard Golf Club, Preston Road, Charnock Richard

(Councillor Heaton declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

Application No:06/00819/FUL

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

Decision:

It was proposed by Councillor Culshaw, seconded by Councillor D Gee, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

1. 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.

06.DC.50 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:06/00715/COU

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

Location: 72, Pall Mall, Chorley

Decision: Planning permission granted.

Application No: 06/00800/FUL
Proposal: Single storey rear extension to existing office building.
Location: Millennium House, Euxton Lane, Euxton, Lancashire
Decision: Planning permission granted.

RESOLVED – That the reports be noted.

06.DC.51 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 10 JULY 2006 AND 4 AUGUST 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 10 July 2006 and 4 August 2006.

RESOLVED – That the schedule be noted.

06.DC.52 ENFORCEMENT REPORT - ERECTION OF AGRICULTURAL BUILDING - LAND 260M SOUTH WEST OF GARDENERS COTTAGE, 83, RAWLINSON LANE, HEATH CHARNOCK

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to demolish an agricultural building on land 260m south west of Gardeners Cottage, 83, Rawlinson Lane, Heath Charnock.

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 – without planning permission the erection of an agricultural building.

Requirements of the enforcement notice:

- 1. Demolish the building**
- 2. Remove all material resultant from the works carried out under 7(ai) of the report from the land.**

Period for compliance:

6 months

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.

06.DC.53 OBJECTION TO TREE PRESERVATION ORDER NO. 2 (CHORLEY) 2006

(Councillor Cain declared an interest in the following order and left the meeting during the discussion and voting on the proposal).

The Director of Development and Regeneration submitted a report seeking the Committee's instructions on whether to confirm the Tree Preservation Order (TPO) No 2 (Chorley) 2006 in light of receiving an objection.

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 Laurence's Conservation Area. The tree is within a group of three trees, which resembles a multi stemmed silver birch tree.

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.

One letter of objection has been received from the landowner of no. 12 Park Road, citing the following grounds of objection:

- 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.

It was proposed by Councillor A Lowe, seconded by Councillor Snow, and subsequently **RESOLVED (6:1) to deny confirmation of Tree Preservation Order No. 2 (Chorley) 2006, subject to the planting of a suitable tree in its place.**

06.DC.54 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

The Committee were requested to confirm five Tree Preservation Orders in respect of which no objections had been lodged.

RESOLVED – That the following Tree Preservation Orders be confirmed, without modification, as an unopposed order.

- TPO No. 5 (Eccleston) 2005**
- TPO No. 6 (Clayton-Le-Woods) 2005**
- TPO No. 7 (White Coppice) 2006**
- TPO No. 1 (white Coppice) 2006**
- TPO No. 3 (Withnell) 2006**

Chair

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	26.09.2006

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 7 August and 8 September 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 Primesight Advertising Ltd against the refusal of advertisement consent for one single sided free standing display unit at 219- 221 The Green, Eccleston. (Application No. 06/00570/ADV)
- 5 Appeal by Mr and Mrs I Austin against the refusal of planning permission for amendment to dwelling previously approved to incorporate a conservatory at Salt Pit Farm, Salt Pit Lane, Mawdesley (Application No. 06/00468/FUL)
- 6 Appeal by Mr and Mrs I Austin against the refusal of planning permission for amendment to dwelling previously approved to incorporate a porch to the rear door at Salt Pit Farm, Salt Pit Lane, Mawdesley. (Application No. 06/00470/FUL)
- 7 Appeal by Mr and Mrs D Smith against the refusal of planning permission for proposed stable block extension and alteration to existing roof at The Swallows, Sharratts Path, Charnock Richard. (Application No. 06/00080/FUL)
- 8 Appeal by Mr and Mrs Dunn against the refusal of planning permission for the erection of two storey side extension at 18 Rose Hill, Euxton. (Application No. 05/01218/FUL)
- 9 Appeal by T-Mobile (UK) Ltd against the refusal of permission for prior notification of slim line lampost supporting 3 antennas with a total height of 11.7m with associated radio



housing equipment cabinet and ancillary equipment at land 70m SE of The Minstrel Public House, Cottage Fields, Chorley (Application No. 06/00381/TEL)

- 10 Appeal by United Estates Services Ltd against the refusal of planning permission for change of use of existing shop (A1) to A3 (Restaurants, snack bars or cafes) at Nevins Ltd, 2 Lawrence Lane, Eccleston (Application No. 06/00210/COU).
- 11 Appeal by Mr J Manning against the refusal of planning permission for retention of 6 No lights to the ménage at Clayton Hall Stables, Spring Meadow, Clayton-Le-Woods (Application No. 06/00258/FUL)

PLANNING APPEALS DISMISSED

- 12 Appeal by Mr P R Sharples against the refusal of planning permission for single storey extension to the front, conversion of garage to a cloak room and a chimney stack at Meadowcroft, Springfield Mews, Whitebeam Close, Heath Charnock (Application No. 05/01100/FUL).
- 13 Appeal by Mr & Mrs S Almond against the refusal of planning permission for the erection of two storey side extension at 10 Balmoral Road, Chorley (Application No. 06/00051/FUL).
- 14 Appeal by Mr P Smith against the refusal of outline planning permission for the erection of agricultural workers dwelling (siting & access) (Application No. 04/01085/OUT).

PLANNING APPEALS ALLOWED

- 15 Appeal by Mr & Mrs Walsh against the refusal of planning permission for two storey rear extension and a single storey side extension at Scale Hill Farm, Windmill Lane, Brindle (Application No. 05/00870/FUL).

DECISIONS MADE BY LANCASHIRE COUNTY COUNCIL

- 16 Notification of planning permission for provision of foundation stage soft play area to be sited at the front of school (Application No.06/00691/CTY)
- 17 Notification of planning permission for construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the former Royal Ordnance factory as an extension to the existing landscape mound (Application No. 05/01229/LCC)

RECOMMENDATION(S)

- 18 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	10/8/06	06/00570/ADV	Union Street Offices
“	17/8/06	06/00468/FUL	“
“	17/8/06	06/00470/FUL	“
“	4/9/06	06/00080/FUL	“
“	4/9/06	05/01218/FUL	“
	18/8/06	06/00381/TEL	“
	24/8/06	06/00210/COU	“

“	31/8/06	06/00258/FUL	“
“	31/8/06	05/01100/FUL	“
“	1/9/06	06/00051/FUL	“
“	1/9/06	04/01085/OUT	“
“	21/8/06	05/00870/FUL	“
”	17/8/06	06/00691/CTY	“
”	11/8/06	05/01229/LCC	“
“			
“			

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	14/09/2006	ADMINREP/REPORT

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Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	26.09.2006

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/00786/REMAJ	Permit Full Planning Permission	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire
B. 1	06/00689/FUL	Permit Full Planning Permission	1 Victoria Terrace Victoria Street Wheelton Chorley PR6 8HE
B. 2	06/00850/CB3	Permit Full Planning Permission	Land South Of Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT
B. 3	06/00851/CB3	Permit Full Planning Permission	Land 20m South Of 24 - 26 The Bowers Chorley
B. 4	06/00857/FUL	Permit Full Planning Permission	Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB
B. 5	06/00908/OUT	Permit Outline Planning Permission	Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
B. 6	06/00926/FUL	Permit Full Planning Permission	Playing Field Great Greens Lane Bamber Bridge

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Item A. 1	06/00786/REMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Astley And Buckshaw	
Proposal	Construction of main access road, drainage and landscaping along southern commercial perimeter road	
Location	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire	
Applicant	Redrow Homes(Lancashire) Ltd And Barratt Manchester	
Proposal	<p>The application is for the construction of the main access road for the Southern Commercial Area. The road will be accessed off the East-West Link Road which was approved in March 2006 (05/01232/REMAJ). Planning permission has been previously approved for an extension to the main artery road to the north of the Buckshaw Village site (05/00523/REMAJ and 05/00525/REMAJ). This road serves the residential developments, the village green and the school site.</p> <p>The proposed road is designated on the original design Master Plan for Buckshaw Village but planning permission still has to be obtained for the works. The original Master Plan incorporated a loop road within the Southern Commercial area with only one junction onto the East West Link Road. The proposal now incorporates two junctions with the Link Road. A separate Design Code for the Southern Commercial Area has been submitted although this has not yet been approved.</p> <p>The road subject to this application will serve the commercial areas within the Southern Commercial areas, Buckshaw Hall which is a Grade II* Listed Building and the residential areas which are proposed on the parcels of land next to Buckshaw Hall. There is a current planning application (06/00450/LBC) in relation to Buckshaw Hall which seeks to convert the property into a single residential property.</p>	
Planning Policy	GN2- Royal Ordnance Site, Euxton TR4- Highway Development Control Criteria TR18- Provision for Pedestrians and Cyclists in New Development	
Planning History	04/00992/REMAJ- Extension of distributor road to serve residential and commercial development. Withdrawn March 2005 05/00523/REMAJ- Formation of link road to serve residential and commercial development. Permitted July 2005	

05/00525/REMAJ- Formation of link road to serve residential and commercial development (duplicate of planning application 05/00523/REMAJ). Permitted July 2005

05/01232/REMAJ- Completion of East/West Link Road from Central Avenue to Strategic Regional Site Link Road, site area approx 2 hectares. Permitted March 2006

06/00781/REMAJ- Construction of and additional 50 metre ICD roundabout along the Buckshaw Link road at the eastern end of the Redrow/ Barratt section of the road. Pending consideration

Representations None received

Consultations **Lancashire County Council's Highway Section** do not have any objection in principle to the proposal as they will be able to follow up on the details in the road making agreement. However the Highways Engineer does have reservations due to the amount of detail shown on the plans. His reservations are as follows:

- The plan is too small to show anything other than sketch layout. There is no information as to road/footway widths, kerb radii, drainage, road/footway construction or finish
- The levels are probably satisfactory based on the existing land levels but this information is not shown.
- Is the sketch layout shown satisfactory for the type of development which will appear on the site. It is probable that any heavy type development could not be serviced from the proposed layout
- Based on the fact that no basic details are shown or any indication of how the site will be developed recommend refusal on highway grounds as there is insufficient detail.

Assessment In principle Lancashire County Council's Highway Section have no objection to the proposed road mainly due to the fact that Lancashire County Council will be in a position to follow up on the details in the road making agreement.

However the submitted details do not provide sufficient detail for the Highways Engineer to fully assess the proposal. The plans do not include detail relating to the road/footway widths, kerb radii, drainage, lighting or road/footway construction or finish. There is no information submitted in relation to the levels or what type of development the road will serve.

The agent for the application has been made aware of the concerns raised by the Highways Engineer and a meeting has been arranged with the agent and the highways engineer to discuss the issues raised. The agent is confident that the required detail can be submitted prior to Development Control Committee meeting.

The Highways Engineer does not object to the principle of the proposal and it is considered that with the submission of

the additional details the Highways Engineer will be satisfied with the proposal. In principle the proposal is considered to be acceptable however conditions have been attached to the recommendation requiring the submission and approval of the missing details prior to the commencement of the development.

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. Notwithstanding the submitted details a scheme of street lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the road; the approved scheme shall be implemented prior to the opening of the road to public transport. Reason: To ensure adequate lighting of the carriageways, footpaths and cycle ways; and in accordance with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

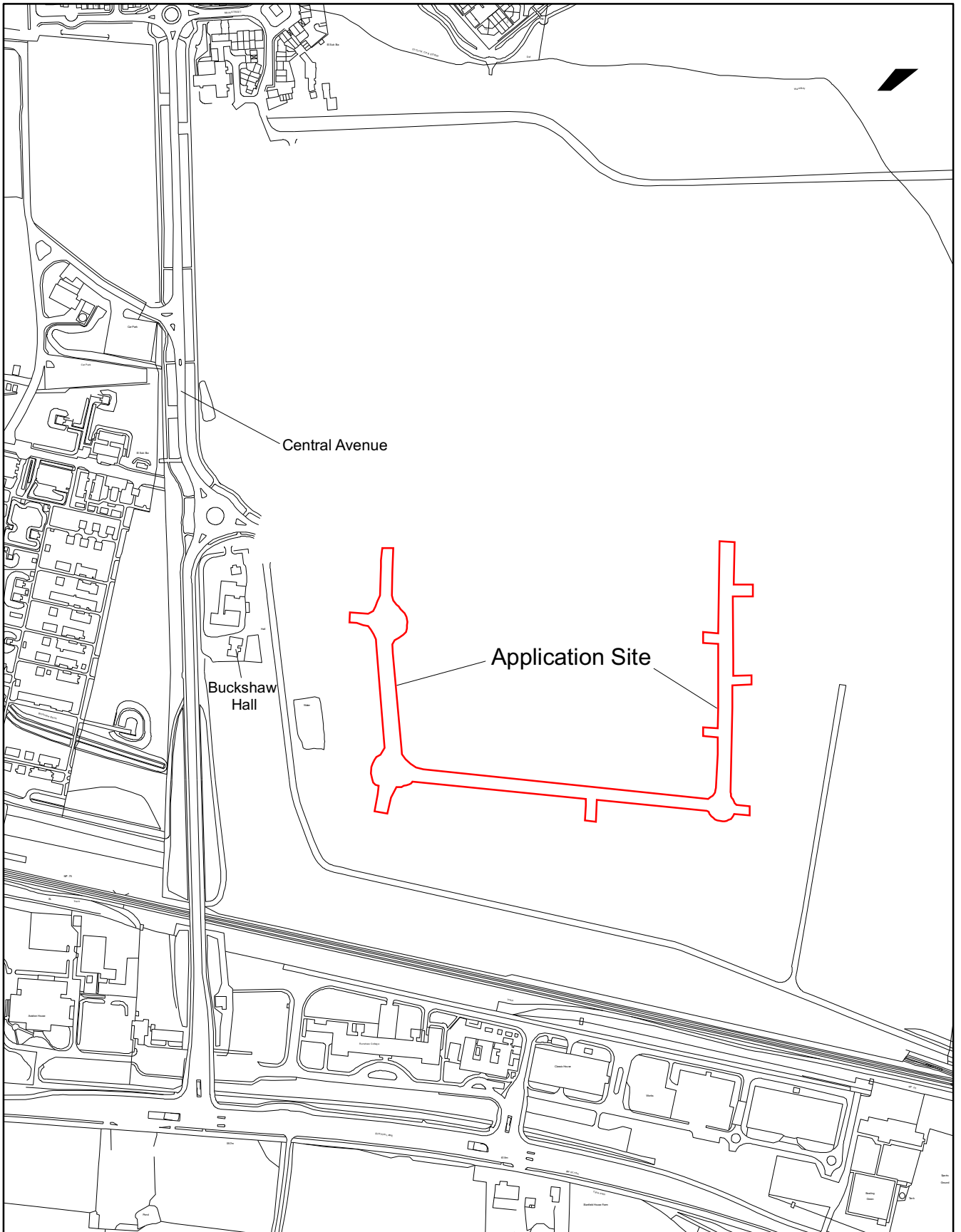
3. Full details of the construction of the carriageways including the width of the road, the finished top surfaces, the kerb radii and the width of the footpaths/ cycleways, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site. Reason: In order to ensure a satisfactory level of construction of the new road, footpaths and cycleways and in accordance with the provisions of policies TR4 and TR18 of the Adopted Chorley Local Plan Review.

4. Notwithstanding the submitted details, full details of the drainage infrastructure for the carriageways, footpaths and cycleways shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on sites; the approved drainage details shall be operative prior to the opening of the highway to the public. Reason: To ensure satisfactory surface water drainage for the approved highway and to accord with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed road 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 plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/00786/REMAJ

Grid Ref:
E: 356594
N: 420028

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Agenda Item No.
A. 1

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Item B. 1	06/00689/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Wheelton And Withnell	
Proposal	Demolition of existing garage and conservatory, and erection of single storey front, side and rear extensions (inclusive of replacement garage and conservatory),	
Location	1 Victoria Terrace Victoria Street Wheelton Chorley PR6 8HE	
Applicant	R Gilmore	
Proposal	<p>The proposal incorporates the demolition of the existing garage and conservatory and the erection of single storey front, side and rear extensions. The proposed extensions include a garage, shower and utility room and a conservatory. The proposal also includes demolishing the existing single storey store and kitchen attached to the rear of the property and constructing a similar sized extension which will accommodate a lounge.</p> <p>The proposed garage measures 4.5 metres by 5.3 metres and is accessed at the rear of the property. The proposed utility room measures 4 metres by 3 metres and the proposed conservatory measures approximately 3.2 metres by 6.2 metres. The proposed lounge measures 2.9 metres by 3.6 metres.</p> <p>The neighbouring property, Hill House, is a Grade II Listed Building.</p>	
Planning Policy	GN4- Settlement Policy- Other Rural Settlements GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats HT3- The Setting of Listed Buildings HS9- Residential Extensions in Settlements Excluded from the Green Belt LT10- Public Rights of Way House Extension Design Guidelines PPG15 Planning and the Historic Environment	
Planning History	There is no planning history relating to the property	
Representations	<p>Wheelton Parish Council have no objection to the proposal providing it is keeping with the surrounding environment. The members did have concerns that when the project was started there may be some obstruction on the public highway owing to the location of the property.</p> <p>2 letters of objection have been received from neighbouring residents raising the following comments:</p> <ul style="list-style-type: none"> • The proposal includes building up to and 	

demolishing part of the boundary wall which would affect the inherent character of the area as well as causing a risk of serious damage to the driveway

- The historic stone wall forms part of the Hill House property which is a Grade II Listed Building. The dual walled driveway is unique and of special interest and appeal to local residents
- The angle and location of the garage ensures that the owners will have to drive over private land to access the garage
- The development would result in large vehicles using the private driveway which is not suitable for this type of traffic.
- Constant access if required for ambulances and a small minibus
- The driveway and the wall belong to the Listed Building. The proposal would lead to loss of privacy, noise and disturbance given that the proposal will overlook part of the Listed Building.
- The proposal incorporates part removal of the Party Wall which will detract from the integral part of Hill House
- The provisions of the Party Wall Act 1996 have not been complied with
- The wall is a retaining wall as the driveway is at a much lower level than the ground level of the proposed extensions. Will the development not cause this retaining wall to collapse

1 letter has been received from a neighbouring resident stating they have no objection to the proposal

Consultations

The Council's Conservation Officer considers that the proposed development is much larger than the existing extensions and is unacceptable in terms of design. The scheme would adversely impact on the character and appearance of the terrace and would also impact adversely on the setting of the Listed Building.

Assessment

The property in question is owned by Councillor Goldsworthy and therefore in accordance with the scheme of delegation the application is required to be considered at Development Control Committee.

The main issues to consider are the impact of the proposed extensions on the setting of the adjoining grade II listed building, the character and appearance of the street scene, the impact on highway safety and the impact on the neighbours' amenities.

Impact on the setting of the listed building

Hill House the adjacent neighbour is a Grade II Listed Building and consideration must be given to the impact on the setting on this listed building.

The property is a two storey end terraced dwellinghouse. The adjoining terraced properties are similarly designed properties with bay window frontages and two storey rear

outriggers. The property currently has a single storey conservatory and attached garage located at the side of the property together with a front porch which connects with the bay window. These existing structures are flat roofed comprising of corrugated tin roofing and are rendered. There is no planning history in respect of these extensions but it is clear they were built a number of years ago and as such are lawful structures. The existing single storey outrigger which is proposed to be demolished and rebuilt also has a corrugated tin roof.

The proposal incorporates replacing these existing structures with a single storey conservatory, utility room, garage and porch. The garage will be located to the rear of the property and will be accessed via a private access road which is located at the side of the property. The conservatory although more bulky in appearance than the existing will be glazed which will provide a more open looking structure. The proposal also incorporates removing the existing single storey outrigger attached to the two storey outrigger at the rear of the property and replacing it with a similar single storey extension. The existing front porch will be removed and replaced with a smaller porch which is more appropriate as it allows separation between the existing bay window which restores its original appearance.

It is accepted that the existing structures will be more bulky in appearance however given the existing structures which are wholly inappropriate in terms of design and appearance this proposal will not have a detrimental impact on the setting of the listed building. As such the proposal would comply with policy HT3 of the Local Plan and supplementary guidance contained in the House Extension Design Guidelines.

Impact on neighbour amenity

In terms of impact on the neighbours the proposal will replace existing structures. Although the replacement will be larger it is not considered that it is significantly larger than the existing structures with respect to the existing footprint. The adjacent neighbour, Hill House, is located on the opposite side of the access road approximately 5 metres away from the proposed garage. It is not considered that the introduction of a garage in this location will impact on the neighbours amenities through loss of privacy. The element of Hill House close to the conservatory is set back from the boundary line and is located approximately 8 metres away from the extension. It is considered that due to this distance, the fact that the conservatory will face a porch at Hill House and the existing boundary wall will partly screen the proposal the proposed extension will not adversely impact on the neighbour amenities.

The majority of the extension will be located at the side of the property away from the attached terraced properties and therefore will not impact on the amenities of these neighbours. The proposed lounge extension will be located

at the rear of the property close to the boundary with 2 Victoria Terrace. This extension incorporates replacing an existing single storey outrigger with a similarly sized extension. The extension has patio doors in the side which will face the outrigger on the rear of number 2. Due to the existence of this outrigger the proposed extension will not lead to any loss of amenity to the detriment of the neighbours in terms of loss of privacy.

Due to the existence of the access road the extension will be located away from the adjacent neighbour, Hill House, and therefore will not lead to loss of outlook or loss of light. The neighbours have raised concerns that the proposal incorporates removing part of the boundary wall however the existing and proposed floor plans indicate that the wall will be retained in its current position.

The neighbours have also raised concerns that due to the location of the garage vehicles will have to travel over private land in order to enter the garage and the contractors vehicles which will be required for the construction of the extensions will damage the access road which is not suitable for heavy vehicles. The access driveway is owned by the occupants of Hill House however the neighbouring residents have rights of access. The trespass concerns raised by the neighbours are a private issue and not a material planning consideration.

There is a public right of way which runs close to the site. There is some confusion in respect of the precise location of the route of this footpath. It is possible that the footpath runs through the garden area of the property subject to this planning application. However as the wall is original it is likely that the actual route of the footpath is along the side boundary of the site and therefore the proposed extensions will not obstruct this right of way.

Impact on highway safety

The proposal incorporates garage accommodation which will enable a vehicle to park off the highway. The proposed extensions therefore will not create any highway safety implications through on street parking.

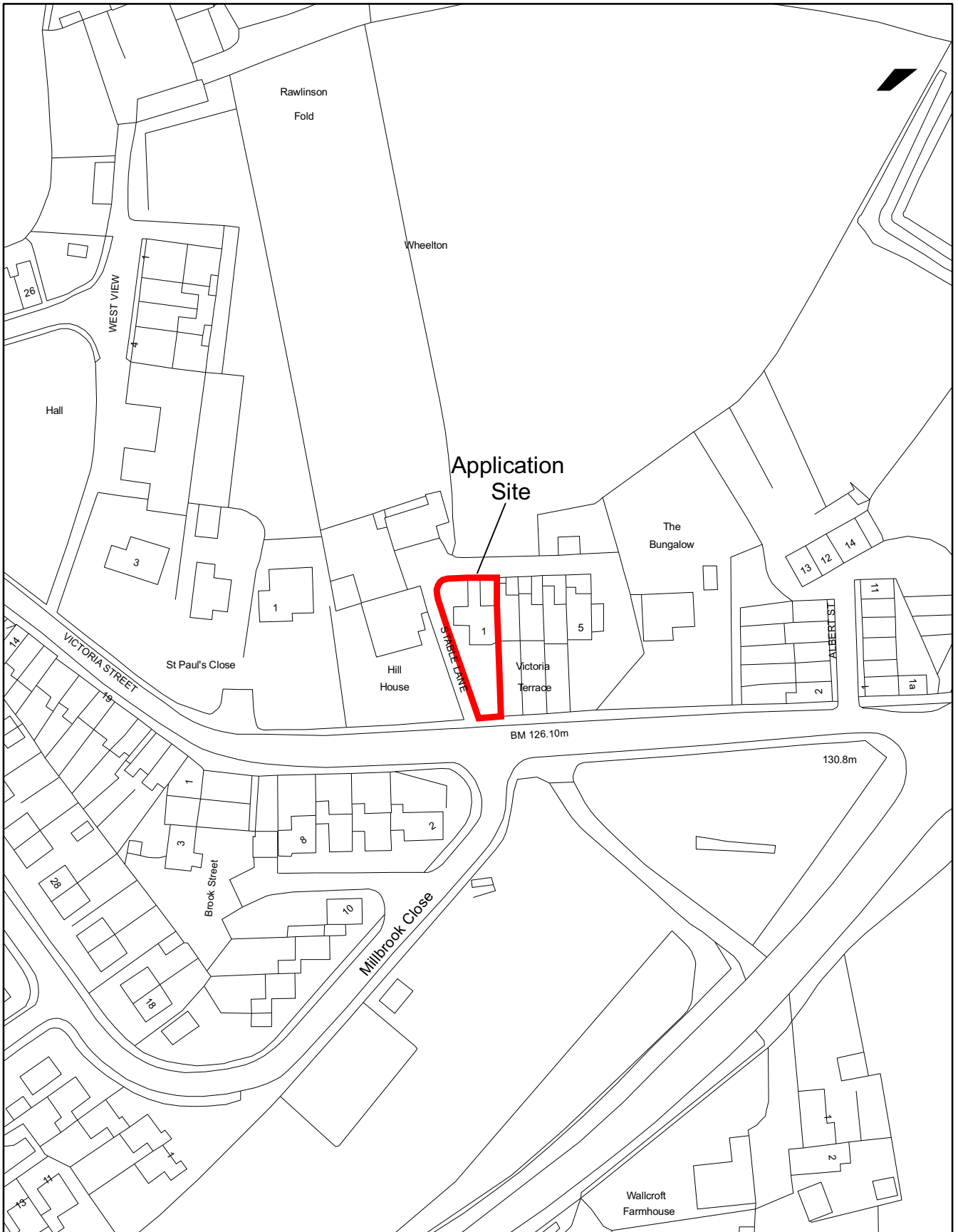
Recommendation: Permit Full Planning Permission Conditions

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 HS9 of the Adopted Chorley Borough Local Plan Review.



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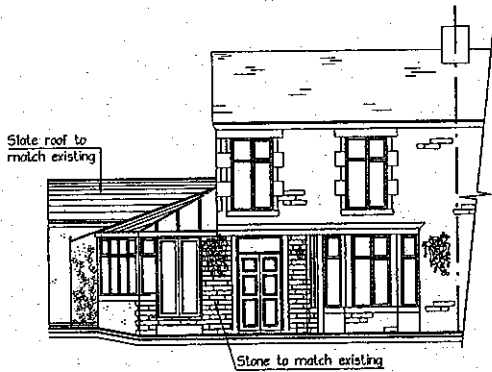
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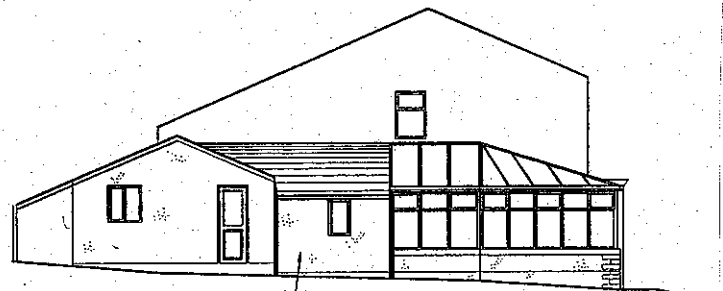
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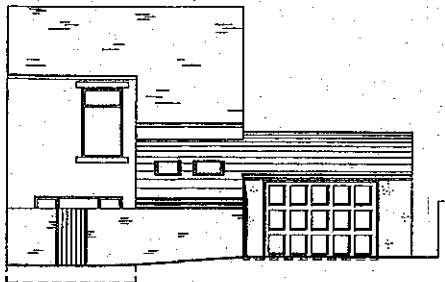


FRONT ELEVATION



Render to match existing

SIDE ELEVATION



REAR ELEVATION

with rear yard wall shown

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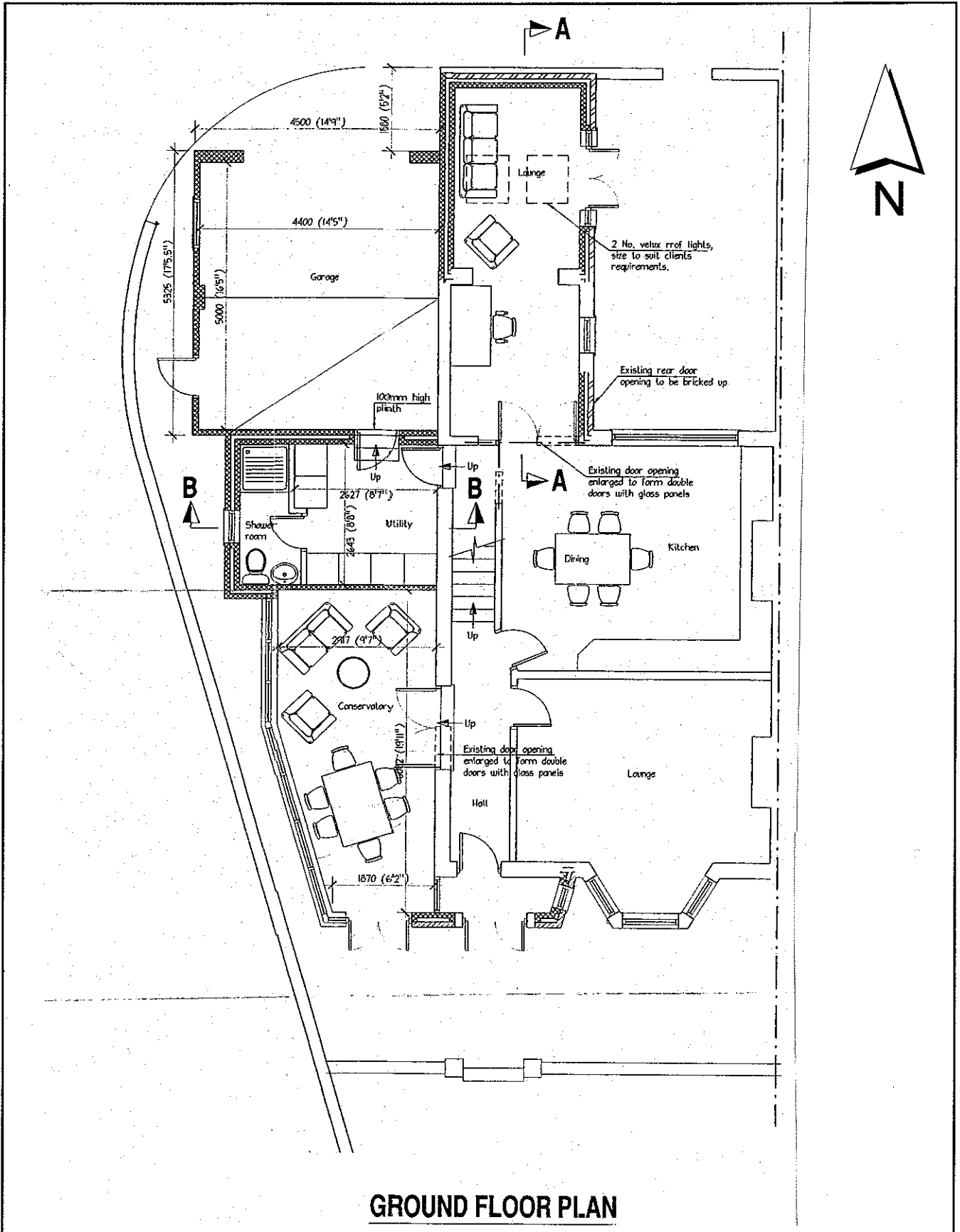
Application Number:
06/00689/FUL

Grid Ref:
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N: 421171

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Agenda Item No.
B. 1

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GROUND FLOOR PLAN

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<p>Application Number: 06/00689/FUL</p>	<p>Grid Ref: E: 360258 N: 421171</p>	<p>Scale:</p>	<p>Agenda Item No. B. 1</p>

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Item B. 2 06/00850/CB3 Permit Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Chorley South East

Proposal Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31ha)

Location Land South Of Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT

Applicant Roger Hanscombe Head Of Property Services

Proposal The application relates to the creation of an access junction off the proposed Eaves Green Link Road. The access will serve all the land associated with the Chorley Conference Centre (former Vertex) site other than the land which already has planning permission for housing (which will be served off Little Carr Lane).

Planning permission was granted in December 2002 (02/00907/ CB3ESM) for the Eaves Green Link Road. The location of this access junction was indicated on the originally approved plans.

Planning Policy PPG13- Transport
 Joint Lancashire Structure Plan: Policy 6- Green Belt
 Policy 21- Lancashire's Natural and Manmade Heritage
 Adopted Chorley Borough Local Plan Review:
 DC1- Development in the Green Belt
 EP2- County Heritage Sites and Local Nature Reserves
 EP4- Species Protection
 EP9- Trees and Woodland
 EP10- Landscape Assessment
 TR3- Road Schemes

Planning History Proposals for the Eaves Green Link Road were first put forward in the mid-1970s as part of the New Town Master Plan. Much consideration was given to a variety of routes until planning permission was granted in 2002 (02/00907/CB3ESM) for the Eaves Green Link Road.

Applicant's Case The following points have been included in support of the application:

- The proposed access is intended to be constructed at the same time as the Eaves Green Link Road itself. Works are due to start in October 2006.
- The proposal includes landscape screen planting and a noise attenuation barrier
- A traffic analysis has been carried out to assess the combined impact of additional traffic from the Chorley Conference Centre site and the Holy Cross School onto the Link Road and associated junctions. The analysis concluded that the junction will operate within capacity.

- A legal agreement is in place that requires the owners of the Conference Centre site to construct a new road (within their site) to the access junction within 24 months of the Link Road opening to public traffic.

Representations None received

Consultations **Lancashire County Council's Highways** have no objections

Lancashire County Council's Ecologist has stated that the ecological surveys, impact assessment and mitigation/compensation proposals for the approved Eaves Green Link Road have addressed any ecological issues relating to the proposed access junction and therefore has no further comments to make.

Chorley Borough Council's Landscape Assistant has no objection in principle to the scheme but has made the following comments:

- There are no details of the species which will be used for the screen planting or what sizes the trees and shrubs will be. Similarly there are no details of the groundcover shrub planting
- Time of planting and aftercare will be critical to the success of the scheme
- The wildflower grassland may impact on the junction sight lines and will need to be cut short for safety when the junction is utilised.
- The boundary fencing seems fine but painted in a dark shade of brown would visually look best.

Assessment

Planning permission was granted in 2002 for the creation of the Eaves Green Link Road. The road incorporates a 1.35 km length of road which connects Lower Burgh Way with the A6 Bolton Road. This application relates to the creation of an access junction off the link road which will serve the former Vertex Training Centre.

It was intended when the link road was approved to provide an access junction to serve the Chorley Conference Centre (former Vertex) and land associated with the centre. Outline Planning Approval was granted in 2005 (04/01457/OUTMAJ) to construct 56 dwellings on part of the Vertex site. The approved matters were approved in July 2006 (06/00077/REMMAJ). This housing site will be accessed off Little Carr Lane and will not utilise the access junction subject to this planning application.

The proposed junction was indicated on the approved plans for the link road and it is proposed to construct the junction at the same time as the link road. The new access involves a slight widening of the Link Road to cater for turning movements and the 'bell mouth' of the access itself.

The link road will be constructed mainly within the settlement area of Chorley however part of the road will be constructed within the Green Belt, close to ancient

woodland and a Biological Heritage Site. The site subject to this application is located adjacent to the Green Belt and the Biological Heritage Site. The proposal has the potential to impact on these areas however an Environmental Statement was submitted with the link road application which includes mitigation methods which are considered to be acceptable and compliance with these mitigation methods will be attached as a condition to this approval.

There is a legal agreement in place which requires the owners of the Conference Centre to construct a new road within their site to the access junction within 24 months of the Link Road opening to public traffic. Once constructed the junction will be the sole entrance and exit for the Conference Centre Site. At this time the present entrance/exit at Little Carr Lane will be closed off to vehicles.

The current access to the Conference Centre site utilises Little Carr Lane which is mainly residential. The proposed junction will reduce the amount of vehicular traffic which currently access the site along Little Carr Lane which will benefit the residents of Little Carr Lane and Carr Lane.

The proposal incorporates screen planting and a noise attenuation barrier to mitigate the impact of the link road and the access junction.

The Council's Landscape Assistant has raised concerns in respect of the screen planting as the application does not incorporate details of the species proposed. However a landscaping condition will be attached to the permission to require submission of planting details which will satisfy the Landscape Assistants concerns.

The plans approved as part of the Eaves Green link Road application incorporated reference to the proposed junction and therefore the principle of the scheme has been accepted. The access junction will help ease congestion on the roads which are currently used to access the Conference Centre Site which will benefit highway safety in the area and the nearby residential occupants. The proposal is therefore considered to be 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.

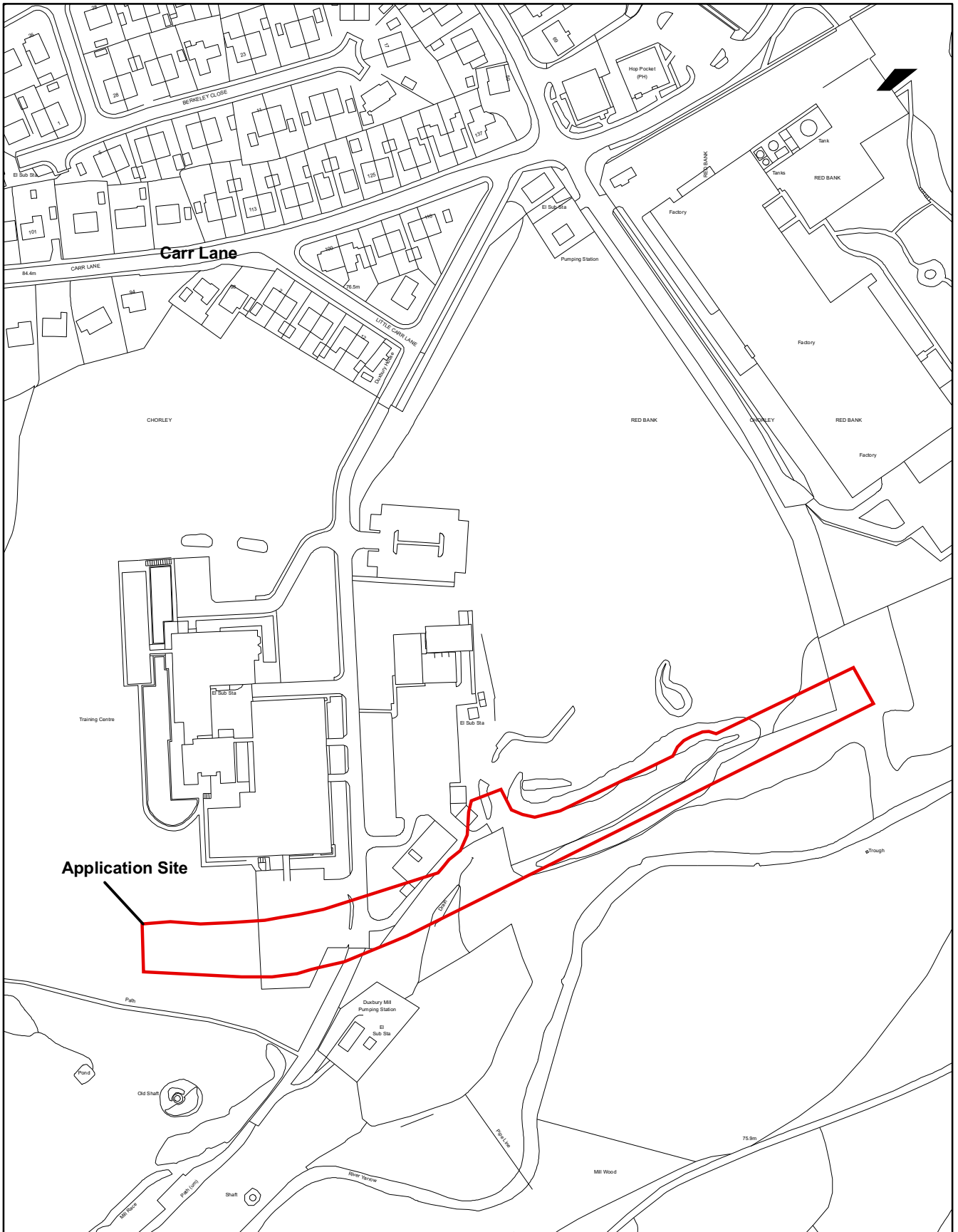
2. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any 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.

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

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

4. The access junction hereby permitted shall only be constructed in conjunction with the mitigation measures specified in the Environmental Statement which accompanied the planning application for the Eaves Green Link Road (Ref: 9/02/00907/CB3ESM) and the junction shall not be opened for use by vehicular traffic until all mitigation measures so specified have been completed in full, except as may otherwise be agreed in writing by the Council as Local Planning Authority. Reason: To ensure the environmental impacts of the development are satisfactorily mitigated and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.



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<p>Application Number: 06/00850/CB3</p>	<p>Grid Ref: E: 358771 N: 415868</p>	<p>Scale: 1:2,500</p>	<p>Agenda Item No. B. 2</p>

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Item B. 3 06/00851/CB3 Permit Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Chorley South East

Proposal Creation on an access road off the proposed Eaves Green Link Road (site area 0.27ha),

Location Land 20m South Of 24 - 26 The Bowers Chorley

Applicant Roger Handscombe, Head Of Property Services

Proposal The application incorporates the creation of an access road off the proposed Eaves Green Link Road. The link road will serve Holy Cross School. Planning permission was granted in December 2002 (02/00907/ CB3ESM) for the Eaves Green Link Road.

Planning Policy PPG13- Transport
 Joint Lancashire Structure Plan: Policy 6- Green Belt
 Policy 21- Lancashire's Natural and Manmade Heritage
 Adopted Chorley Borough Local Plan Review:
 DC1- Development in the Green Belt
 EP2- County Heritage Sites and Local Nature Reserves
 EP4- Species Protection
 EP9- Trees and Woodland
 EP10- Landscape Assessment
 TR3- Road Schemes

Planning History Proposals for the Eaves Green Link Road were first put forward in the mid-1970s as part of the New Town Master Plan. Much consideration was given to a variety of routes until planning permission was granted in 2002 (02/00907/CB3ESM) for the Eaves Green Link Road.

Applicant's Case The following points have been included in support of the application:

- The proposed access road is intended to be constructed at the same time as the Eaves Green Link Road itself, works on which are due to start in October 2006.
- The access road will not be part of the public highway. It will be the School's private road and gated
- A traffic analysis has been carried out to assess the combined impact of additional traffic from the Chorley Conference Centre site and the Holy Cross School onto the Link Road and associated junctions. The analysis concluded that the junction will operate within capacity
- An access road to the Link Road was intended when planning permission to consolidate the school on one site was granted. Arising out of this a legal agreement is in place that will require Holy Cross staff vehicles and pupil buses to only use this access road to enter and leave the school.

- The site of the planning application is not part of the formal playing area. The Link Road scheme has already provided a new full size grass pitch for the school and enabled the implementation of a full sized artificial turf pitch. The proposed access road will improve vehicular access to these sports facilities.

Representations None received

Consultations **Lancashire County Council's Highway section** have no comments

Lancashire County Council's Ecologist has stated that the ecological surveys, impact assessment and mitigation/compensation proposals for the approved Eaves Green Link Road have addressed any ecological issues relating to the proposed access junction and therefore has no further comments to make.

English Nature is satisfied that there will be no significant effect upon any statutory protected sites.

Are satisfied that the mitigation put forward in the Environmental Statement originally submitted with the Link Road application address the impacts to protected species and advise that this is incorporated into the current proposal.

Chorley Borough Council's Landscape Assistant has no objection in principle to the application but has made the following comments:

- There are no details as to what species will be used for the deterrent shrub planting or what sizes the shrubs will be.
- The temporary protective fencing is not specified
- There are no details of the groundcover shrub planting
- Time of planting and aftercare will be critical to the success of the scheme.

Assessment Planning permission was granted in 2002 for the creation of the Eaves Green Link Road. The road incorporates a 1.35 km length of road which connects Lower Burgh Way with the A6 Bolton Road. This application relates to the creation of an access road off the roundabout located centrally along the link road.

It was attended when the link road was approved to include an access from the roundabout on the link road into the school and it is intended to construct the access road at the same time that the link road is constructed.

The link road will be constructed mainly within the settlement area of Chorley however part of the road will be constructed within the Green Belt, close to ancient woodland and a Biological Heritage Site. The site subject to this application, however, is located within the settlement area of Chorley and will not impact on the Green Belt, ancient woodland or the Biological Heritage

Site.

It has been established that the Eaves Green Link Road is acceptable with the granting of planning permission. When planning permission to consolidate Holy Cross School on one site was granted it was the intention to provide an access road from the link road and therefore there are no objections to the proposal.

As part of a legal agreement which is in place there is a requirement that Holy Cross staff vehicles and pupil buses use the access road to enter and leave the school which will reduce the amount of traffic using the entrance off the Bowers. The Bowers is a residential area close to the application site.

24-27 The Bowers are located to the north east of the application site in close proximity, number 24 is approximately 14 metres away and number 26 is approximately 8 metres away. There is the potential that the road could lead to increase noise and disturbance to the detriment of the nearby neighbours. However it is not envisaged that the road will be heavily used as it will be private and only used by visitors to the school.

The proposal also includes deterrent screen planting along the boundary with The Bowers which will mitigate the impact on the proposed access road. The Council's Landscape Assistant has raised concerns as there are no details of this deterrent planting however this planting is not within the application site and is not a consideration in terms of this application although it will aid in reducing the impact of the access road. The screen planting along with a reduction in the amount of vehicles accessing Holy Cross School through The Bowers will benefit the residents of the Bowers.

The Council's Landscape Assistant has also raised concerns as there are no details of the groundcover shrub planting. A condition will be attached requiring the submission of landscaping details.

English Nature do not object to the scheme but request that the mitigation proposals put forward within the Environmental Statement submitted with the Link Road application in relation to protected species are incorporated into the current proposal. This will be attached as a condition.

**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. 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

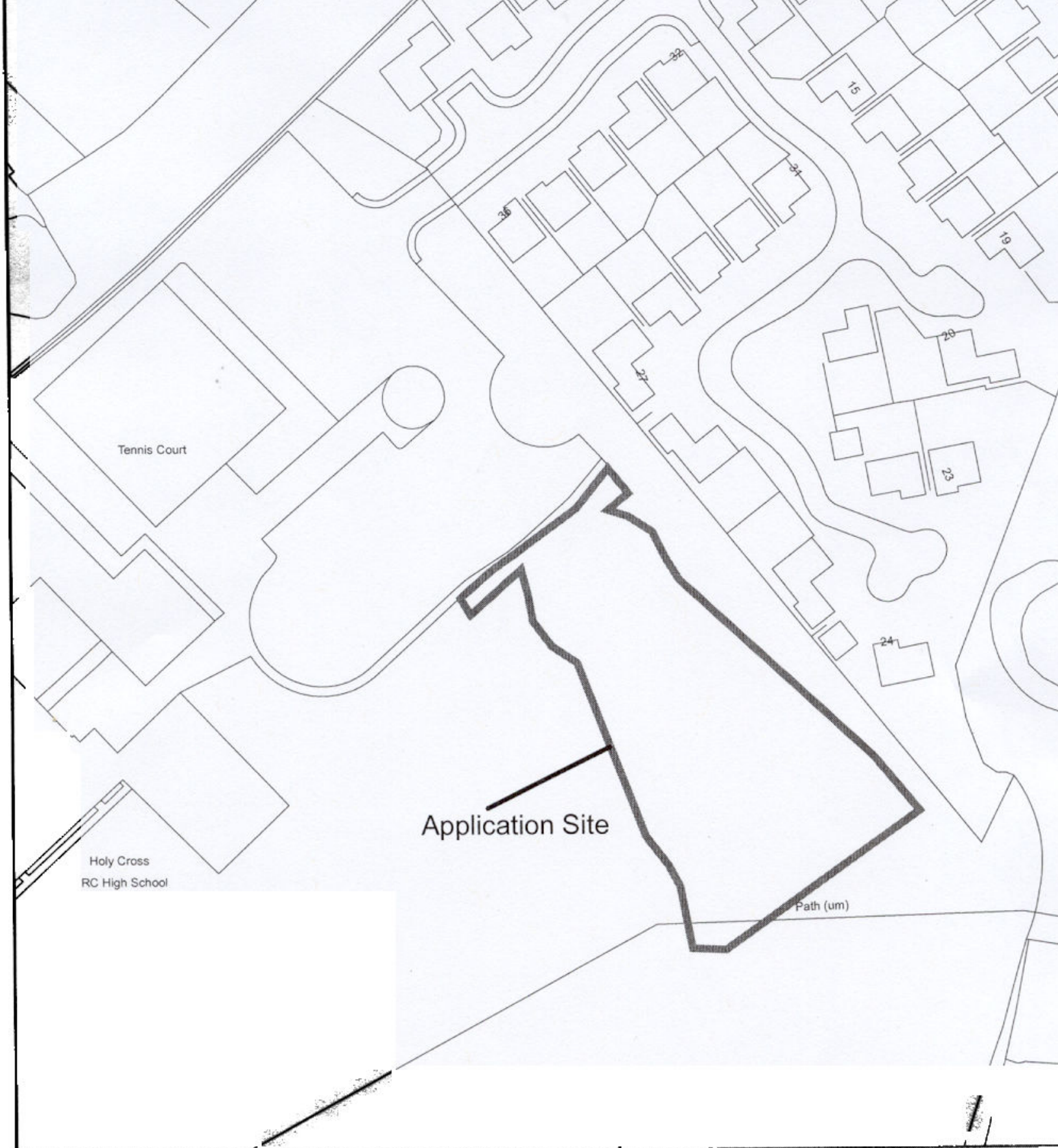
which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on 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.

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

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

4. The access road hereby permitted shall only be constructed in conjunction with the mitigation measures specified in the Environmental Statement which accompanied the planning application for the Eaves Green Link Road (Ref: 9/02/00907/CB3ESM) and the road shall not be opened for use by vehicular traffic until all mitigation measures so specified have been completed in full, except as may otherwise be agreed in writing by the Council as Local Planning Authority. Reason: To ensure the environmental impacts of the development are satisfactorily mitigated and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.



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Director of Development and Regeneration
Chorley Borough Council

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Application Number:
06/00851/CB3

Grid Ref:
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N: 415813

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Agenda Item No.
B. 3

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Item B. 4	06/00857/FUL	Permit Full Planning Permission
Case Officer	Miss Caron Taylor	
Ward	Lostock	
Proposal	Erection of dwelling for staff (to replace wardens flat and staff caravans),	
Location	Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB	
Applicant	Harrison Leisure UK Ltd	
Proposal:	The application is for the erection of a dwelling for staff to replace the current wardens flat and staff caravans.	
Background:	Oldfields is a semi-derelict detached bungalow situated on a private access to the north of a row of terraced houses known as Railway View. The application properties and the row of terraces are accessed over the railway crossing from Riverside Crescent.	
Planning History:	<p>The history of the site relevant to the application is as follows:</p> <p>Ref: 97/00467/FUL Decision: Permit retrospective planning permission Description: Renewal of planning permission 9/94/449 for the retention of a residential park home for assistant manager,</p> <p>Ref: 97/00468/FUL Decision: Permit retrospective planning permission Description: Renewal of planning permission 9/94/448 for the retention of a residential park home for occupation by site operative,</p> <p>Ref: 04/00164/FUL Decision: Refused Description: Permanent retention of two residential park homes for occupation by employees of the caravan park,</p> <p>Ref: 06/00192/CLEUD Decision: Granted Description: Certificate of Lawfulness for the residential use of accommodation on the 1st floor and part of the ground floor of the shop and amenities building for purposes ancillary to the caravan park</p>	
Planning Policy:	PPG2: Green Belts DC1: Development in the Green Belt LT4: Caravan and Camping Sites Windfall Housing Supplementary Planning Guidance	
Consultations:	<u>Lancashire County Council Archaeology</u> Do not consider any archaeological response necessary.	

Ulmes Walton Parish Council

State that the building would be less obtrusive in the Green Belt if it were to be sited adjacent to the existing shop/office building at the entrance to the park. In an appropriately unobtrusive site the Parish Council support the application noting that the accommodation will, as proposed, be a replacement for the existing residential flat. The Parish Council also take into consideration the significance of the site in the local economy and the importance of effective 24-hour management cover not least to minimise the risk of late night noise nuisance from the site.

With these factors in mind the Parish Council accept the need for family accommodation to be available to attract appropriate personnel but feel this is more likely to be achieved by providing a three, rather than two, bedroomed dwelling.

Representations: Four letters of support have been received. Their reasons for support can be summarised as:

- the new house would improve the frontage to the site and taking into account the popularity of the site, they feel it is important that the owners have suitable accommodation to allow them to be on site 24 hours a day;
- the caravan park has been greatly improved and is an asset to Central Lancashire. As the owner and his family live in Morecambe it must be very difficult to run the caravan park at such a distance plus his other two caravan sites in the locality.

Applicants Case: There has been a series of consents for staff accommodation approved on the site going back to 1998. The need for a reasonable level of staff accommodation very much remains and the caravan park will not be able to operate without some form of 24-hour residential presence to meet the needs of visitors coming to the park whilst also bringing other associated benefits such as security and being on site at all times to deal with emergencies.

The Royal Umpire Caravan Park is of considerable importance to the local economy and provides for the equivalent of more than 7 full-time employees. Three of these are full-time site wardens.

Whilst the functional need for staff to be on site was established as long ago as 1998, since then the expectations of visitors have increased with ever-greater demands in terms of the level of service now regarded as being the norm. Although a modest dwelling unit (flat) was granted a certificate of lawfulness earlier this year this is not in any way suitable in terms of attracting staff with a warden/management role. Ordinarily, such staff are not single people and a family home is needed, so the existing flat is clearly not large enough. The proposal does not seek to increase the amount of residential accommodation but just wishes to provide an enhanced but modest living unit able to accommodate the type of staff member needed

on the site. The applicants are willing to forfeit the use of the existing lawful residential flat on the site.

The application site has been chosen because it is well screened with mature hedging, will be seen in the context of other buildings and is on that part of the site now used for about 20 years for the stationing of static caravans for staff. It is also in a position that has direct line of site from the office through to the reception area/vehicular barrier and is well positioned to provide unsociable hours assistance to visitors to the park.

Assessment:

Green Belt

Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that planning permission will not be granted except in very special circumstances for development other than agriculture, forestry, essential facilities for outdoor sport and recreation and other uses of land that preserve the openness of the Green Belt and do not conflict with its purposes including, limited extension, alteration or replacement of existing dwellings in accordance with the relevant other policies within the Local Plan.

The proposals do not conform to the exceptions above and is therefore inappropriate development in the Green Belt and planning permission should only be granted in very special circumstances.

It is accepted that there is a need for a 24-hour presence at the site for security and in case of emergency, this was also recognised in the officers report for the application in 2004 that sought the retention of two static caravans for staff. This application was refused on the grounds there was already a flat in the reception building and this could provide the 24-hour cover required without the need for an additional two permanent static caravans. It was therefore concluded that the applicants had not shown very special circumstances to justify permitting it.

However, since the above application was refused, a certificate of lawfulness has been granted establishing the lawfulness of the wardens flat in the reception building. The two existing staff caravans are positioned where the proposed dwelling will be situated so will be removed from the site. In addition, the applicants are willing to forfeit the flat in the reception building therefore resulting in only one dwelling on the site. The only way of ensuring that the existing lawful flat on the site is forfeited is through a legal agreement under section 106 of the Planning Act in the form of a unilateral undertaking, which the applicant is happy to enter into.

Neighbour Amenity

The proposals will not have a detrimental impact on neighbour amenity as the nearest buildings belong to Auldene Nurseries, not being in residential use.

Siting, Design and Appearance

The proposed dwelling is not considered excessive, being a simple bungalow with two bedrooms, kitchen, sitting room and office. Although the dwelling is not being sited next to the reception building it will still be next to the buildings of Auldene Nurseries.

Windfall SPG

As stated above, since the last application a certificate of lawfulness has been granted for the existing flat. This is therefore a material consideration in determining the application. The proposals are not contrary to the Interim Supplementary Planning Guidance on Windfall Housing as there is already an existing lawful dwelling on the site, occupation of which will cease if the application is approved. It will therefore be a one-for-one replacement on the site.

Conclusion: Therefore, for the reasons above the application is recommended for approval subject to a s106 agreement and conditions.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E, F and G shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

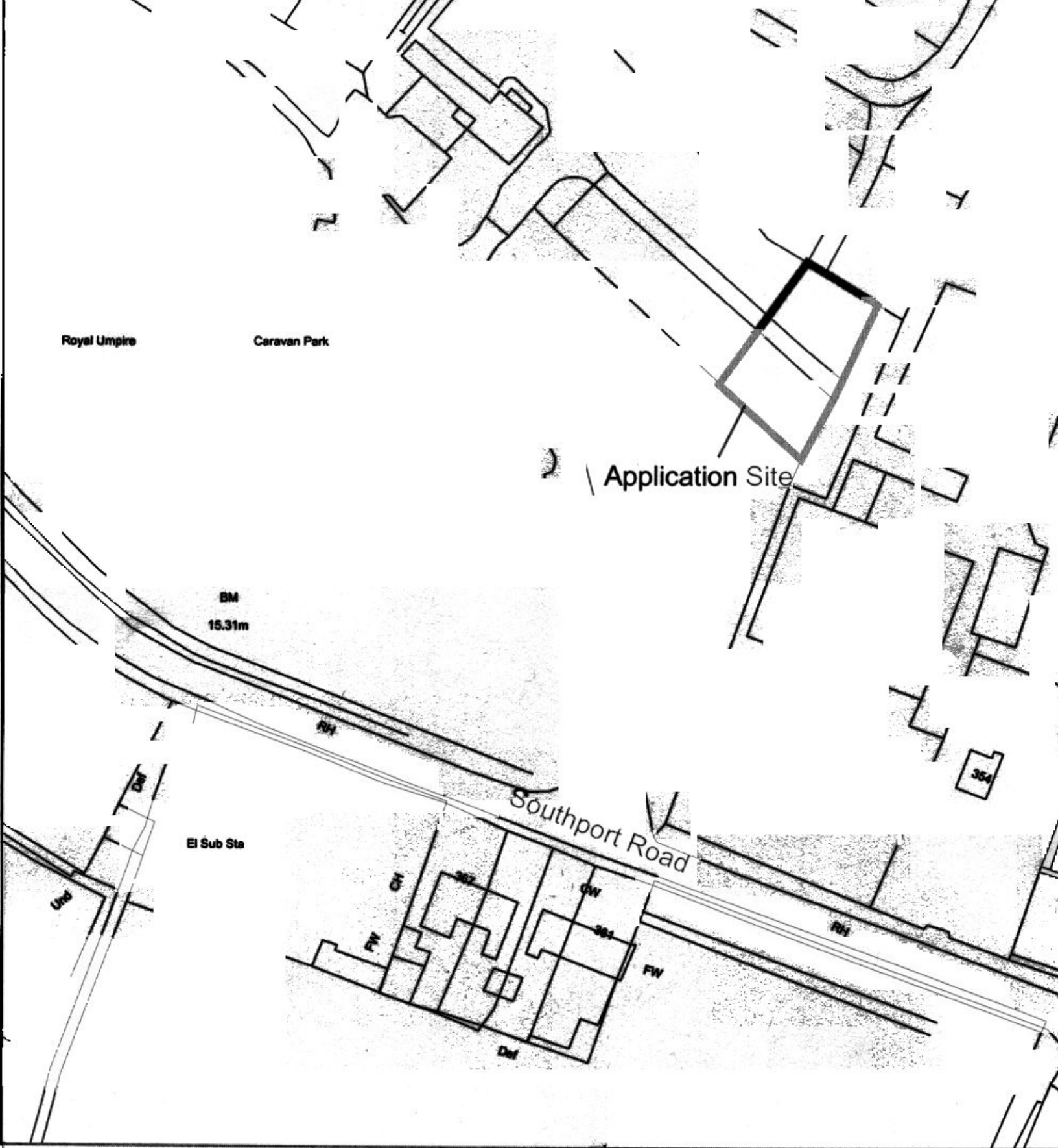
Reason: To protect the Green Belt from further development on the site which may be harmful to its openness and visual amenity in accordance with policy DC1 and DC8A of the Adopted Chorley Borough Local Plan Review.

4. Upon occupation or substantial completion of the dwelling hereby permitted (whichever is sooner) the existing static caravans sited on the land within the red edge of the application site shall be removed from the land.

Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 of the Adopted Chorley Borough Local Plan Review.

5. Occupation of the dwelling hereby permitted shall be limited to a person wholly of mainly employed at the Royal Umpire Caravan Park and his/her spouse and dependents.

Reason: To define the permission as the dwelling is sited in the Green Belt where policies of development restraint operate.



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Application Number:
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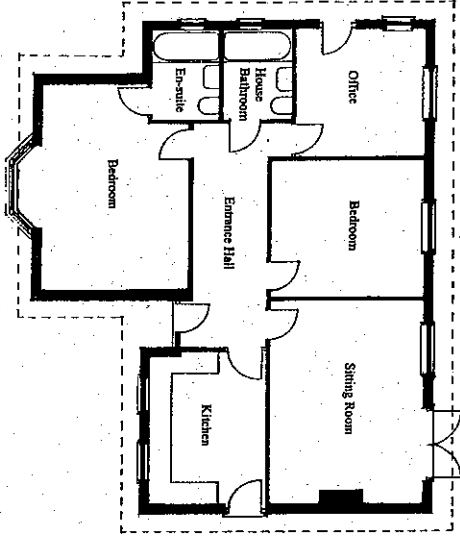
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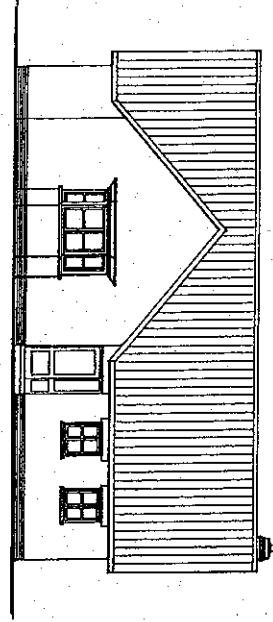
Agenda Item No.
B. 4

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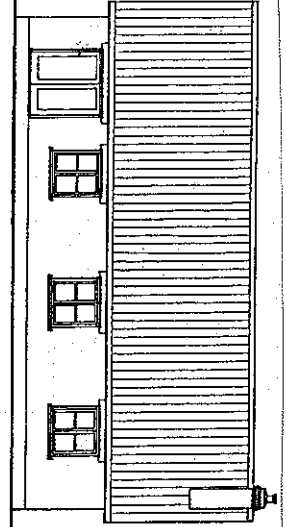
GROUND FLOOR PLAN



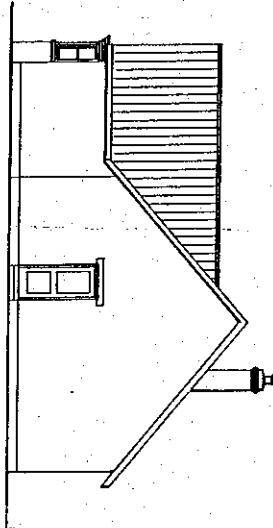
SOUTH ELEVATION



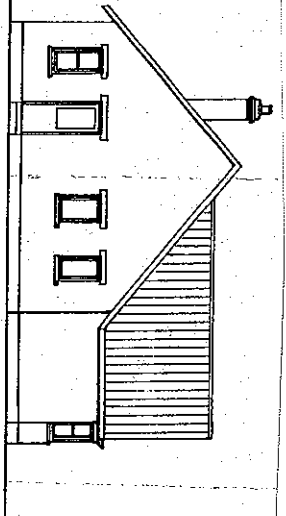
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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<p>Application Number: 06/00857/FUL</p>	<p>Grid Ref: E: 350462 N: 418988</p>	<p>Scale: 1:1</p>	<p>Agenda Item No. B. 4</p>

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Item B. 5 **06/00908/OUT** **Permit Outline Planning Permission**

Case Officer **Mrs Wendy Gudger**

Ward **Chorley South West**

Proposal **Outline application for enhancement of shopping area to include use classes A1, A2, A3 and A5 and relocation of community centre**

Location **Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley**

Applicant **Taylor Woodrow Dev Ltd & Redrow Homes Lancashire Ltd**

Background A site development brief was finalised for this site over 10 years ago in June 1996. This first set out the principle of having a local centre near to what is now the Gillibrand Link Road comprising a shop site and community centre. A minimum of 700 square metres for the shop site was to be identified within the estate. This idea was firmed up in a subsequent Development Agreement (which included an approved community centre specification and design) and planning permissions granted in the late 1990s. Since the mid-1990s an Officer Working Group has overseen the Gillibrand Development with close involvement with the developers.

Proposal The application is in outline with matters of siting and means of access to be considered at this stage. Under the terms of the S.106 Agreement and Development Agreement the developers are obligated to provide shopping facilities and a community centre on the site. The initial location which had been previously agreed for both facilities was on the current vacant site close to the access of Gillibrand North and which is the proposed site for the shopping facility. It became clear several years ago that it would not be possible to fit both the shopping facility and community centre on the same site. An alternative position for the community centre which will incorporate changing accommodation for the adjoining playing pitches was therefore considered. The most appropriate position for the community centre was considered to be on the open space itself.

The current proposal is a centre completely re-designed to meet our community development and changing room requirements with more parking than previously proposed and sited in a more centrally located position to serve the spatially wider needs that were not envisaged in 1996.

The intention is that the community centre will be run by and for the local community, eventually becoming a base for social activities for older residents, pre-school activities, play projects, educational and training sessions, public meetings, hobbies groups, healthcare sessions,

fundraising events and birthday parties, at an affordable rate. There is nowhere else in the immediate area that can cater for all these types of activities

History

96/00727/CB4 Regulation 4 application for housing, outdoor play space, education facilities, local shopping and community building. Approved 17th July 1997

98/00301/REM Reserved matters application for site reclamation and erection of 505 houses including, garages, sewers, public open space, play areas, landscaping, community centre and shops. Approved 16th February 1999

Policy

GN5 Building Design
 SP9 Local Shops on Housing Development Sites
 PS2 Provision , Improvement and Protection of Community Centres and Village Halls
 TR4 Highway Development Control Criteria

Consultee Responses

Director of Streetscene, Neighbourhoods and Environment;
 A decision should be subject to the following

- A period of gas monitoring of at least 12 weeks to establish the rate of gas generation
- A geotechnical assessment to determine what foundations are required for the building
- Detailed design and specification of what gas protection measures would be needed
- A risk assessment from an environmental consultant
- Any long term monitoring or maintenance requirements
- The shop is within 50 metres of a landfill site and will require comprehensive construction design to prevent the ingress of landfill gas

Director of Leisure Services has commented that the development would bring a number of benefits:

- There would still be a fairly central "hub", which secured vital community facilities that would otherwise have been lost
- The Community Centre would actually be placed more centrally, and so able to serve both the developing Gillibrand community and the well-established one in the Buttermere area, avoiding the isolation that can happen when communities operate side by side without shared space or amenities.
- The proposed new site would bring the changing facilities in the Community Centre into a safer and more convenient location for the sports pitches, and also include better car parking facilities, which would help reduce the number of parked cars along the side of the pitches

- Community and voluntary activity is vital to the wellbeing of every neighbourhood -we need to ensure that we don't design this out of the area.

MAPS any comments received will be reported on the

Addendum.

LCC Highways has no objections in principle but has commented that a pedestrian refuge is needed at the entrance to the shopping area and the access to the car park should be reduced in width to 5.5 metres with 6m radii.

**Third Party
application.
Representations**

36 letters of objection have been received to the

Objections refer to:-

- The community centre will attract youths of this and other areas which will lead to anti social behaviour
- Increase in vandalism
- There are already problems of motorcross and mini bikes using the open area and this will make it worse
- Increase in noise
- The community centre will be built on a landfill site
- The area is already sufficiently served by community centres
- The community centre will change the character and outlook of the estate for the worse
- Similar community centres are damaged and fall into disrepair and do not make a positive contribution to the area
- The proposed shop is too big and is not in keeping with the residential area or Yarrow Valley Park
- There would be insufficient custom to make it a going concern
- The shops will need signage
- There are already sufficient shops close by
- The appearance of the buildings look plain like industrial units
- There is an issue of traffic and pedestrian safety with additional traffic and cars parked on the road
- Assurances have previously been given by the developers that the land would not be built on
- Views would be obstructed
- Developers never made many residents aware of the community centre and shop requirement
- The community centre is not wanted on the Gillibrand Estate

Assessment

The issues to be considered are the principle of the proposals, the impact on residential amenity, highway safety and building on the landfill site.

Principle of the Proposal

Planning permissions ref 96/00727/CB4 and 98/00301 have established the principle for the provision of the shopping site and community centre. The developers have a legal obligation to provide these facilities on site through the S.106 Agreement and Development Agreement. The siting for these proposal was to be on that piece of land adjoining the site entrance to Gillibrand North.

What became clear several years ago is that it would not be physically possible to provide the required amount of shopping floorspace and community centre with changing rooms with the associated car parking on one site. It then became necessary to consider alternative locations within the Gillibrand Estate. The current proposal is a centre re-designed to meet our community development and changing room requirements. The location that is now to be considered for the community site represents the most appropriate location in terms of accessibility and proximity to the playing fields and is more centrally located to serve the spatially wider needs that were not envisaged in 1996.

It is acknowledged that there have been letters of objection questioning the need for a further community centre. However the Community Development Officer has commented that there is a demand for the proposal and it has been located in a more appropriate position.

Impact on Residential Amenity

The shopping facility and community centre have previously been granted planning permission although the position of the community centre has now changed.

Both buildings will be single storey structures. The shop site is set at a slightly lower level than the adjoining apartment buildings to the south and are separated by the car parking area and access. Although there are no details of design included within this application it is not considered that there would be an impact on residential amenity.

The community centre is now to be located within the playing fields with a direct access from Arley Wood Way. The nearest residential property to the site is 14 Arley Wood Way which is located some 26.5 metres to the east. The site will be landscaped to blend the site into the areas of public open space.

The public open space is to be laid out as formal playing pitches. The open space will be dedicated to the Council when it is fit for purpose which is likely to be some time next year. At that time the pitches will be marked out.

Local residents have raised concerns relating to anti social behaviour which they consider will increase with the provision of the centre. The Community Development Officer considers that there is a requirement for the centre and this was planned into the development of the estate. Although there is no formal response yet from the MAPs

team they were consulted at the pre application stage and did not raise any objections to the proposal.

Highway Safety

LCC Highways have raised no objections to the development subject to the provision of the pedestrian refuge and reduction in width of the access to the community centre. Amended plans are to be provided showing this detail. The proposal would comply with policy TR4 of the Local Plan

Building on the Landfill Site

In principle it may be acceptable to build on the landfill site although this will be subject to appropriate monitoring and the inclusion of remediation measures in the design of the building. The proposed community centre although not a dwelling will be for community use and it is essential to protect future users of the building. The site is currently being monitored for gas and the early indication is that providing there are appropriate design measures incorporated within the proposed building it would be acceptable to build the community centre on the site. The application can be conditioned to require the provision of appropriate monitoring and design measures.

Conclusion.

The shop and community centre facilities have previously been granted permission by virtue of the earlier consents and the principle of their provision has been established. Changing circumstances have required officers to re consider the location of the community centre. The Community Development Officer considers that there is a requirement for the centre and the new site provides a more appropriate location for the centre. Clearly local residents have raised objections to the provision of both the shop site and the community centre. However as has been previously mentioned the principle was established by the previous permissions and the developers are obligated to provide the facilities on site. As such the proposal is considered to be in line with adopted policies of the Local Plan

Recommendation: Permit Outline 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 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters design, external appearance and landscaping 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, HS4, EM2 and TR4 of the Adopted Chorley Borough Local Plan Review.

3. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

4. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until:-

a) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;

b) all monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority; and

c) the Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above), and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority. Upon completion of the works of remediation and treatment, a Validation Report shall be submitted to 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.

6. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Policy No. EP16 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 community centre hereby approved shall be used for no other purpose within Class D1 of the Town and Country Planning Use Classes Order 1987.

Reason: In the interests of residential amenity and in accordance with policy PS9 of the Adopted Chorley Borough Local Plan

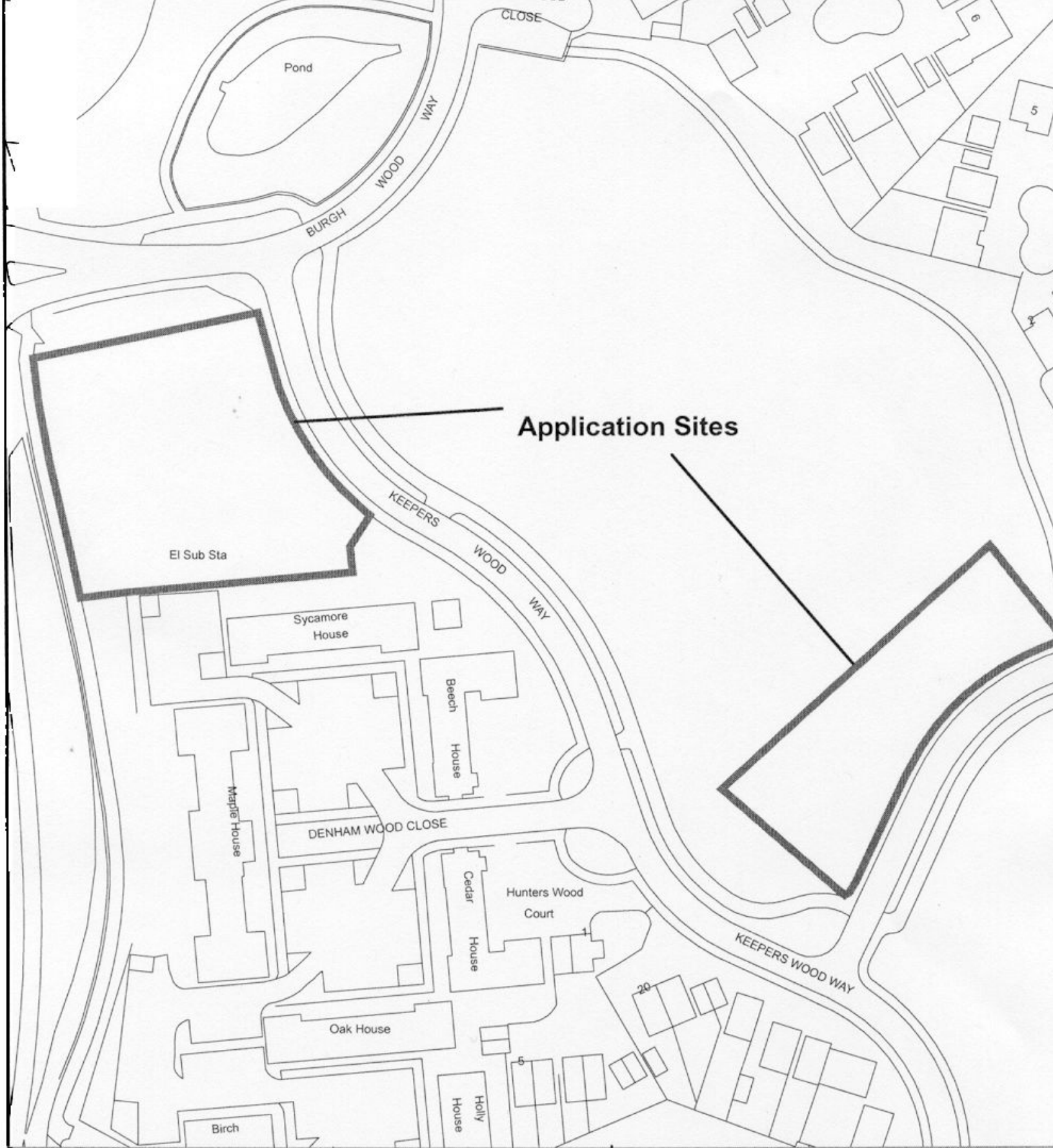
10. The community centre shall not be open after 10pm on any day.

Reason: To protect the residents of nearby residential properties and in accordance with policy EP20 of the Adopted Chorley Borough Local Plan.

11. The larger retail unit shown on the submitted plans shall only be used as a shop and for no other purpose within Class A1 of the Town and Country Planning Uses Order 1987.

Reason: The use of that unit for any other purpose may not be appropriate and the Local Planning Authority requires the opportunity to consider any changes in use.

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Application Sites

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Application Number:
06/00908/OUT

Grid Ref:
E: 350462
N: 418988

Scale:
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Agenda Item No.
B. 5

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Item B. 6 **06/00926/FUL** **Permit Full Planning Permission**

Case Officer **Miss Caron Taylor**

Ward **Clayton-le-Woods North**

Proposal **Provision of multi-use games area (30m X 15m),**

Location **Playing Field Great Greens Lane Bamber Bridge**

Applicant **Andy Brown**

Proposal: The application is for the provision of a multi-use games area to include 5 a side and basket ball goals (30m x 15m), with a tarmac surface and 3m steel mesh fencing to all sides in bold colours.

Background: This application has been submitted by Andy Brown, the Council's Green Space Co-ordinator on behalf of the Streetscene, Neighbourhoods and Environment Directorate.

Planning History: 99/00782/FUL: Siting of Steel Security Container for temporary changing facility for junior football teams (until 31.12.2000), which has been removed from the site.

Planning Policy: LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space

Consultations: Environmental Services have no comments to make on the application.

Representations: A letter has been received from no. 49 Masonfield stating that they object to the proposals. The green should be left as always intended for the use of all and to benefit the area by keeping this open landscaped green without any structures.

Applicant's Case: Following consultation with various local groups including Clayton Brook Together (CBT), junior Police and Community Together (PACT) and local schools, a number of people have produced proposals for a Village Green Development. This would eventually see, subject to planning, central play and recreation facilities of a standard that would attract children of may age groups to use the green.

Currently Clayton Brook has some significant issues with anti-social behaviour, and in conjunction with Lancashire County Council Youth Service we have been able to consult the youths perceived to be causing this problem. Basically, they are bored or they don't feel safe using the "sunken" pitch, which is at the rear of the green off Gough Lane.

So, after some persuasion, and assurances that we would be able to deliver a better facility for them, they are happy

for us to replace or reutilise the "sunken" pitch with the version for which planning permission is not sought on the playing field.

It is hoped to provide over the next few years, in conjunction with other groups and agencies and subject to attracting relevant funding, a village green with additional facilities along with the full size football pitch which already exists.

At present this plan has the approval of local police officers, local councillors (both borough and parish) and local children of various ages. It is seen as a key tool in the creation of a new community spirit and an attraction to help reduce crime, the fear of crime, and general juvenile nuisance.

Assessment:

The Playing field is covered by policy LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space. This policy states that land currently used as a park, recreation ground and open space will be retained for its recreation and amenity value.

Ancillary development will only be permitted where all of the following criteria are met:

- a) it is in connection with and will enhance the recreational and/or amenity value of the openspace;
- b) it is of a size and scale which does not detract from the character of the open space;
- c) it will not have a detrimental effect on any site of nature conservation value;
- d) the development will not affect land capable of forming, or forming part of, a playing pitch, bowling green or tennis court, including any safety margin and does not result in the loss of, or inability to make use of any playing pitch, bowling green or tennis court or the loss of any other sporting/ancillary facility on the site.

Assessing the proposals in terms of these criteria, the multi-use games area will enhance the recreational value of the openspace, which currently has a football pitch. The proposals measure 30m x 15m, a small proportion of the field and will therefore not detract from its open character. In terms of nature conservation the field is already used as recreation space with a football pitch, which will remain. Finally, it will not result in the loss of any other sporting facility on the site.

A public footpath runs alongside the position of the games area but will be unaffected by the proposals.

Neighbour Amenity

The nearest building to the proposal is Clayton Brook Community Church. In term of neighbouring properties, the nearest properties are 106 School Field and 62, 63 and 64 Masonfield approximately 100m from the proposed games area across the field. Due to the distance between the proposals and these properties it is not considered that there will be a detrimental impact on neighbour amenity.

Conclusion: The proposals seek to enhance the recreational facilities on an existing playing field for young people. The size of the games area does not detract from the character of the open space. Therefore, the application 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.

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Playing Field

Application Site

Great Greens lane

Clayton Brook Community Church

Clayton Brook County Primary School

Hall

TCB LB

PH

PO

65 to 69

76

74

Surgery

81 to 83

Health Centre

Health Centre

Clinic

Clinic

Car Park

Clayton Brook

Clayton Brook

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Application Number:
06/00926/FUL

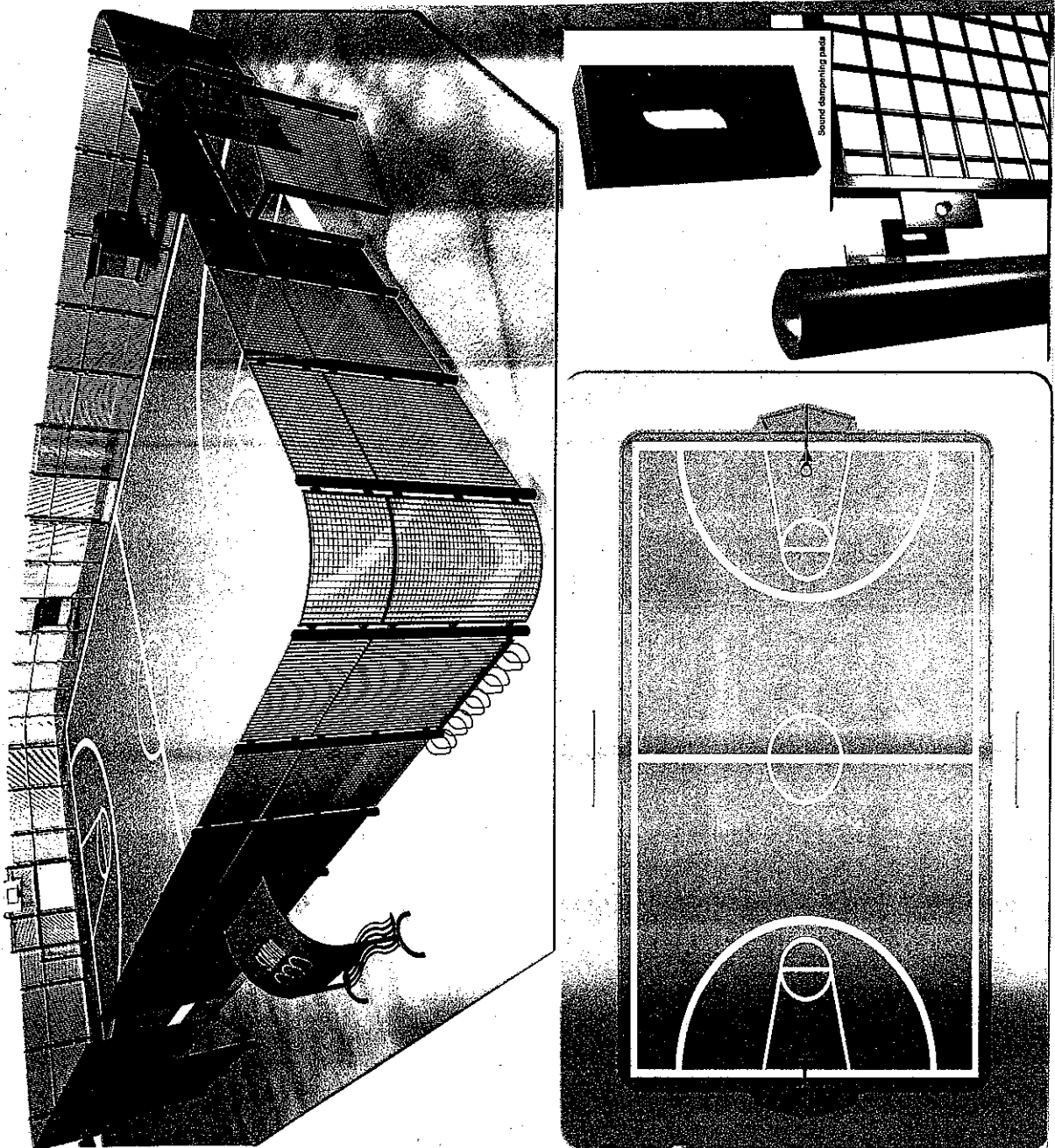
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N: 424241

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Agenda Item No.
B. 6

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ARTISTS IMPRESSION



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Application Number:
06/00926/FUL

Grid Ref:
E: 358067
N: 424241

Scale:

Agenda Item No.
B. 6

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Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	26.09.2006

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Item	Application	Recommendation	Location
D. 1	06/00726/FUL	Permit Full Planning Permission	Land 70m North Of 6 Ellerbeck View Castle House Lane Adlington
D. 2	06/00772/FUL	Permit Full Planning Permission	Unit T4 Towngate Works Dark Lane Mawdesley
D. 3	06/00803/FUL	Permit Full Planning Permission	Cam Lane Cottage Cam Lane Clayton-Le-Woods Chorley Lancashire
D. 4	06/00848/FUL	Permit Full Planning Permission	7 Railway Road Adlington Chorley PR7 4EH
D. 5	06/00950/FUL	Permit Full Planning Permission	Oldfields Railway View Croston Leyland PR26 9RY

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Item D. 1	06/00726/FUL	Permit Full Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Adlington & Anderton	
Proposal	Formation of a sand paddock	
Location	Land 70m North Of 6 Ellerbeck View Castle House Lane Adlington	
Applicant	Mr Ian Ashburn	
Background	This application relates to an area of land adjacent to a goods vehicle parking area, which is part of the Houghton House Sand Quarry. The site is at the end of Castle House Lane within the settlement of Adlington and is within the Green Belt.	
Proposal	This application proposes the formation of a sand paddock measuring 20m by 40m. The sand paddock is to be used for private purposes in connection with recently erected stables (04/592/FUL).	
Policy	DC1 - Green Belts GN5 - Design/Landscaping EP8 - Development Involving Horses SPG - Development Involving Horses	
Planning History	<p>Formation of Sand Paddock (06/308) – This application was refused due to impact on residential amenity and because a lack of information being submitted that meant the application could not be fully assessed.</p> <p>Erection of stable block (04/592/FUL) – This application was permitted for a small block of private stables, which have now been erected on site and are adjacent to the site of the proposed sand paddock to which this application relates.</p> <p>Erection of stable block (03/1248/FUL) – This application was refused.</p>	
Representations	No representations have been received from the occupiers of the adjacent neighbouring properties.	
Consultations	Adlington Town Council reiterate comments made in relation to the earlier refused application for a sand paddock (06/308/FUL) in which concerns were expressed as an application was also submitted by the applicants brother at Rigby House Farm but no indication was provided as to why they might be required. The application at Rigby House Farm for a sand paddock (06/725/FUL) is currently being considered to the Council and is not linked to this application.	

The site has been the subject of various planning permissions and enforcement matters dealt with by Lancashire County Council as Minerals and Waste Authority. This being the case, LCC were consulted on the application but did not wish to raise any objections to the sand paddock.

Assessment

The main issues warranting consideration are the impact of the sand paddock on residential amenity and the openness of the Green Belt.

Turning to the first matter, the refused application (06/308/FUL) proposed a sand paddock in close proximity to the properties on Sandringham Close. The sand paddock now proposed has been moved further away and is approx. 30 from the nearest property. Notwithstanding this, an existing tract of trees/shrubs behind these properties will help to reduce noise disturbance and screen the sand paddock from view. The sand paddock is to be the subject of a condition that enables its use to be for private purposes only. On this basis, it is considered that the previous objections to the earlier application have now been overcome.

With regards to the impact on the Green Belt, the sand paddock is to be sited on a level area of land and will be bounded by a 1.2m high post and rail fence which is not an uncommon type of fence in rural localities. The sand paddock is against a field boundary and adjacent to the stable block and in fairly close proximity to the buildings and yard area of Hoghton House Sand Quarry. To the north of the sand paddock is a tree planted bund and there is an area of trees/shrubs to the southeast hence the sand paddock will not be prominent in the wider landscape. On this basis, it is considered that the sand paddock will not result in detrimental harm to the open and rural character of the Green Belt.

Conclusion

On the basis of the above, it is considered that the sand paddock will not lead to a detrimental reduction in the open and rural character of the Green Belt and will not harm the residential amenities of the occupiers of the adjacent properties. Accordingly, the sand paddock meets with the objectives of the requisite planning policies.

Recommendation: Permit Full Planning Permission Conditions

1. There shall not be any form of external illumination or sound amplification erected/provided around or in connection with the sand paddock hereby permitted.

Reason: To define the permission and in the interests of the amenities of the occupiers of neighbouring properties, to protect the openness of the Green Belt and in accordance with Policy Nos.DC1 and EP8 of the Adopted Chorley Borough Local Plan Review.

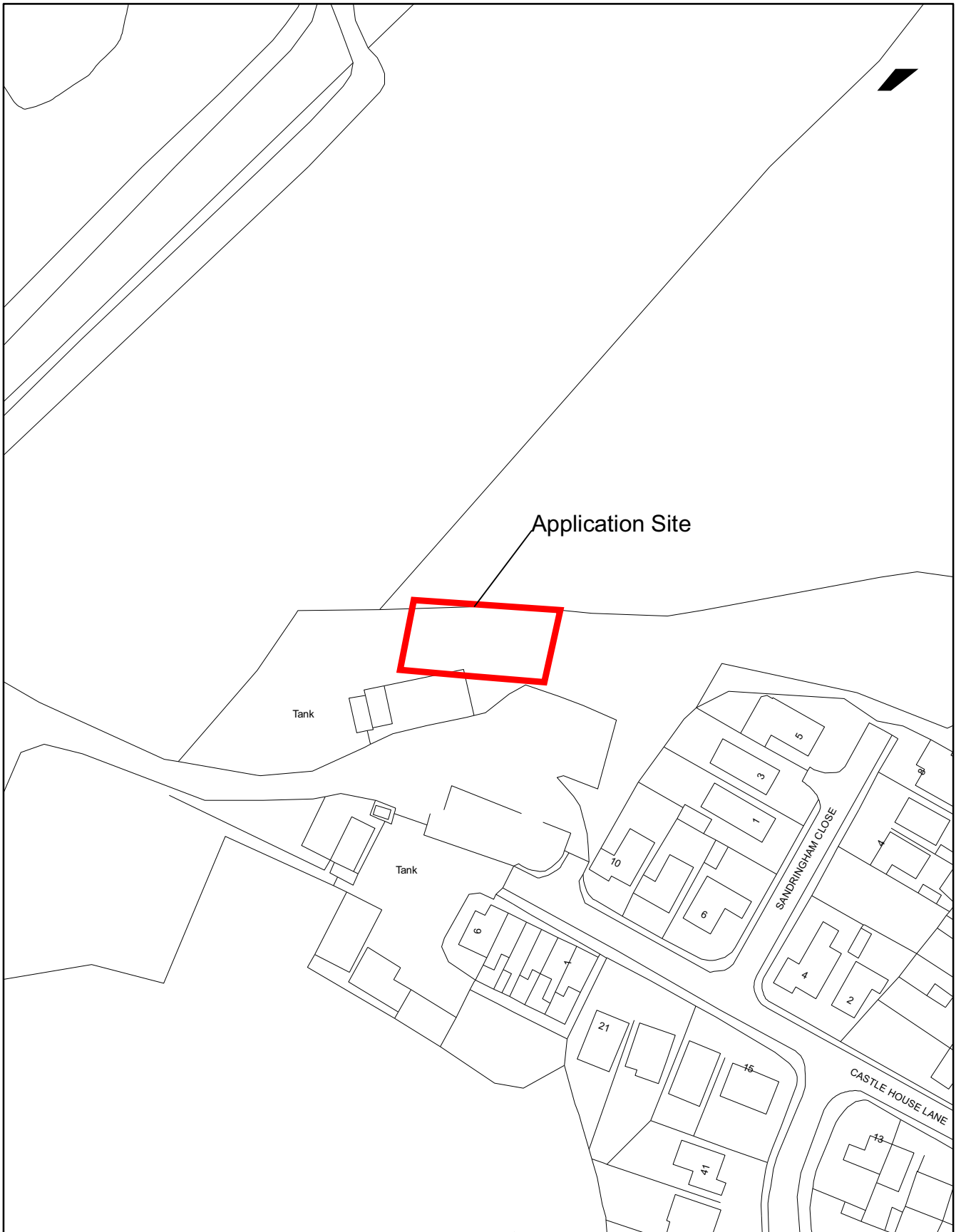
2. The proposed development must be begun not later than three years from the date of this permission.

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

3. The sand paddock shall only be used for private purposes and shall not be used for any business purpose in connection with the training or schooling of horse and pony riders or for the holding of any events, competitions, trials, horse/pony club meetings, gymkhanas and shall not be hired out or rented to paying customers.

Reason: To define the permission and in the interests of the amenities of the occupiers of neighbouring properties and highway safety and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

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Application Number:
06/00726/FUL

Grid Ref:
E: 359238
N: 412895

Scale:
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Agenda Item No.
D. 1

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Item D. 2 **06/00772/FUL** **Permit Full Planning Permission**

Case Officer **Miss Caron Taylor**

Ward **Eccleston And Mawdesley**

Proposal **Erection of single storey side extension to existing industrial unit**

Location **Unit T4 Towngate Works Dark Lane Mawdesley**

Applicant **T Mawdesley**

Proposal: The application is for the erection of a single storey side extension to an existing industrial unit used for the conversion of vehicles to run on liquefied petroleum gas (LPG) at Towngate Works, Dark Lane, Mawdesley. The proposals are partly constructed and therefore this application is part retrospective.

Background: Towngate works is a collection of buildings in a range of industrial and commercial uses, which has expanded over the years. Houses bound the site to the east on Dark Lane.

Planning History: The existing building measures 5m wide by 8m long. It is 4.3m high at the front, with the monopitch roof sloping down to 3.4m high at the rear and is attached to another unit on the site. One neighbour to the rear states that the original building to which the extension is proposed was built without planning permission. This has been confirmed, however, if it has been there for four years or more it has become lawful in planning terms due to the passage of time. The site owners state that the building was originally erected in 1989/90 of timber and block work construction, with the external brickwork added in 2000. They have provided a copy of a record showing rent paid on the building over a period in 2001. However, the neighbour to the rear states it has only been erected for two years (although it was not reported to the Council at the time).

If the building has not been erected for four years then the Local Planning Authority must decide if it expedient to take enforcement action against the building.

Therefore, although there is dispute over how long the building has been erected, if planning permission had been applied for originally I can see no reason why it would not have been granted. The building is an industrial building on an existing industrial estate. The Council has received no complaints regarding its use in terms of noise, smells etc. In light of this, it is considered that it would not be expedient to take enforcement action against it, even if it can be established it has not been erected for four years.

Planning Policy: DC1: Development in the Green Belt
PPG2: Green Belt

PPS7: Sustainable Development in Rural Areas
EM5: Extensions to Rural Enterprises

Consultations: The Director of Treetscene, Neighbourhoods and Environment has checked their records which date back to 1993 and can find no complaints relating to noise from the unit. They therefore have no objection in principle to the application, however due to the proximity of the unit to the residential properties on Dark lane they state a condition should be applied that all noisy working should be restricted to within the unit (i.e. not to take place in the yard).

Representations: A letter has been received from no. 16 Dark Lane. They state that they object to the proposals as the roof will be visible from parts of their house and garden and only five yards off their back garden which impact negatively in their residential amenity. In addition as it is to be used for the conversion of vehicles to run on LPG, indicated that there is likely to be noise disturbance and a risk of hazardous substances and pollution. It is not possible to screen the building with plants due to the presence of Japanese Knotweed.

Another objection is expected from no. 18 Dark Lane, although no response had been received at the time of writing the report. It will therefore be added to the addendum.

Assessment: The extension will be 6m wide and 7.2m long with a roof matching the existing building in pitch, but 30cm lower at 3.1m high.

Green Belt

Towngate Works lies within the Green Belt where Policy DC1 of the Local Plan and PPG2: Green Belt is relevant to the application. PPG2 states that in the Green Belt there is a general presumption against inappropriate development.

However, PPS7 is supportive of business expansion and EM5 of the Local Plan states that extensions will be permitted providing they meet a number of criteria. These are:

- that it respects the scale, design and facing materials of the original building;
- it will not harm the open character or appearance of the countryside;
- it respects any ecological, historic or archaeological interest the original property or area may have;
- it will not harm the amenity of nearby residents;
- it will not generate traffic of a type or amount inappropriate to rural roads or require improvements which would harm the character or rural roads in the area.

Assessing the proposals against these criteria, it is considered that the extension respects the scale, design and materials of the original building, and due to its

position on Towngate Works will not harm the open character or appearance of the countryside.

The current unit currently employs two people and it is proposed that the extension will increase this to three, therefore it is not considered that there would be a significant increase in the amount of traffic generated by the unit.

The final issue is that of neighbour amenity. The nearest properties are number 16 and 18 Dark Lane, whose rear gardens back onto Towngate work, the existing building and proposed extension being immediately behind the rear garden of no. 18. However, it is not considered that the proposals will result in an unacceptable level of amenity for these residents. No complaints have been received regarding noise or smells from the existing unit that already converts cars to LPG and the neighbour at no. 18 has stated it is not noisy at all.

With regards to the impact of the building itself on these properties, there are conifers in excess of 10m high on the boundary with no. 18 (on the Towngate Works side). However, even if these trees were felled it is not considered that proposals would be detrimental on this property, the extension being 3.1m high at the rear. Although it may be visible from the properties on Dark Lane it is not considered it would be detrimental to them being over 20m from the nearest rear windows. In addition, no. 16 although not having as higher trees on the boundary, does have a garage in its rear garden that sits between the dwelling and the extension to the industrial unit. Therefore, subject to conditions restricting reasonable operating hours and that the

Conclusion: Therefore, for the reasons above the application is recommended for approval.

**Recommendation: Permit Full Planning Permission
Conditions**

1. No industrial, display or storage activities shall take place on the site other than inside a 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.

2. 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.

3. 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 building 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.

4. The premises shall be used for the conversion of vehicles to run on liquefies petroleum gas (LPG) and for no other purpose (including any other purpose in Class B2 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).

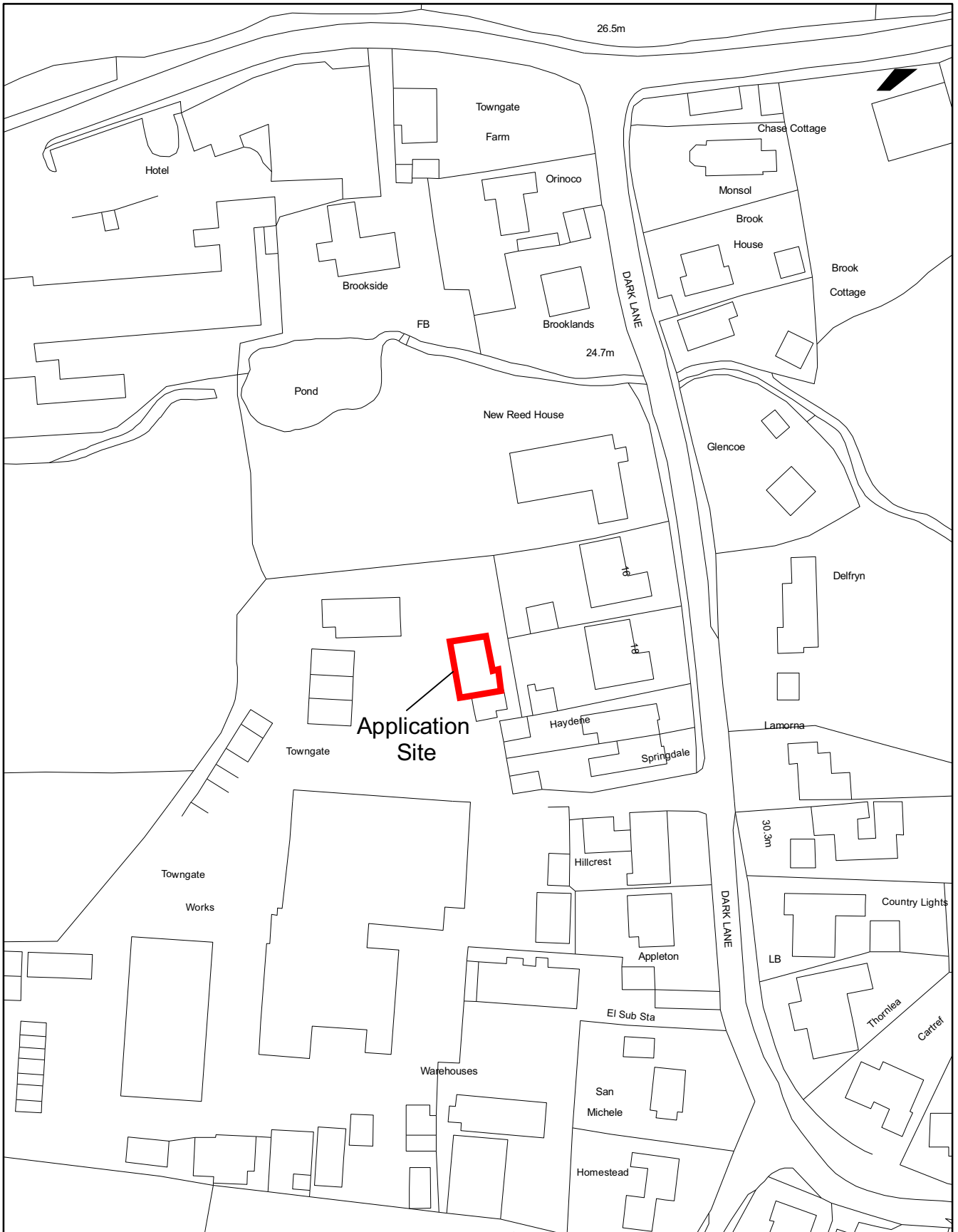
Reason: To protect the amenities of local residents and in accordance with Policy Nos. EM5 of the Adopted Chorley Borough Local Plan Review.

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.



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Application Number:
06/00772/FUL

Grid Ref:
E: 350252
N: 415042

Scale:
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Agenda Item No.
D. 2

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Item D. 3	06/00803/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods North	
Proposal	Proposed three horse stable block and tack room	
Location	Cam Lane Cottage Cam Lane Clayton-Le-Woods Chorley Lancashire	
Applicant	Mr B Barnes	
Proposal	<p>The application is for the erection of a stable block comprising of three stables and a tack room. The proposal will be located adjacent to the northern boundary of the site to the north east of the dwellinghouse. A bridleway runs along the eastern boundary of the proposal site.</p> <p>The stable block measures 14.9 metres by 4.4 metres and is 3.55 metres high at the highest point. The three stables measure 3.75 metres by 4 metres internally and the tack room measures 2.8 metres by 4 metres internally</p>	
Planning Policy	<p>DC1- Development in the Green Belt EP2- County Heritage Sites and Local Nature Reserves EP8- Development Involving Horses PPG2- Green Belts Supplementary Planning Guidance- Development Involving Horses</p>	
Planning History	<p>9/87/00211- Two storey extension and alteration. Permitted 9/88/00272- Erection of two storey extension to form lounge and bedrooms. Refused- contrary to Green Belt Policy 9/88/00585- Extension and Alteration (Revised Scheme). Permitted 9/89/00042- Change of use from woodland to garden within residential curtilage and erection of entrance walls. Permitted 9/89/00055- Two storey extension. Refused- contrary to Green Belt Policy 9/90/00542- Two storey side extension. Permitted 9/91/00794- Erection of porch (Erection of swimming pool building plan 886/1A)- permitted development)- Withdrawn 9/93/00772- Erection of one bedroom accommodation for disabled relatives attached to existing garages. Permitted 9/94/00043- Replacement conservatory/balcony to side and rear and porch extension/ balcony to front. Permitted 9/94/00384- Two storey side extension, replacing an existing conservatory. Permitted. 9/05/00553/FUL- Retrospective application for the erection of a new boundary wall. Withdrawn 9/05/00554/FUL- Retrospective application for the erection of a private stable block. Withdrawn</p>	

Applicant's Case Following concerns raised by Cuerden Valley Park Trust in respect of the land ownership the agent has confirmed that:

- The proposed stables will be sited wholly within the boundaries of Cam Lane Cottage
- The site location plan has been amended and this gives a true representation of the site boundary
- The two trees to the rear of the stables are within his client's ownership

Representations

One letter of objection has been received from the Cuerden Valley Park Trust raising the following points:

- Part of the proposed stables are shown on land in the ownership of the Park Trust.
- The submitted site location plan misrepresents land in the ownership of the applicant
- The proposed development is hard up against the boundaries of the Park, visually impinging into the quiet and green of the Park
- The applicant does not own any outside grazing for these 'ponies'. The land to the north and west of his 'house' is owned by the Park and on which Mr Barnes is currently trespassing.

One letter of objection has been received raising the following points:

- The floor area has been reduced compared to the original plan but the plans now include a tack room which was not on the original plans. The proposal will intrude into the Green Belt.
- It is not clear whether the rear elevation will be timber clad which is the most prominent view to members of the public
- The wall touches a mature Oak tree and electric cables are attached to them. The trees are on the neighbours property and are being damaged by attaching the electric cables to them
- The original application forms stated that no trees would be felled however trees have been felled.
- The tennis court and flood lights which have been erected are not in keeping with green belt policy and causes light pollution
- The tennis courts are also very close to a tree which has a tree preservation order
- Other buildings have been constructed on site which do not have planning permission. These do not comply with Green Belt Policy. From these buildings there are both land drains and waste drains coming out onto the neighbours property. Should the waste drain be connected to a septic tank or main sewer?

Consultations

The Environment Agency has drawn the Council's attention to the advice contained in their Local Planning Guidance document.

Clayton le Woods Parish Council have concerns regarding drainage from the proposed stables.

Assessment

This application is the second planning application in respect of stables at Cam Lane Cottage. In May 2005 a retrospective application was received for a private stable block. The stables had already been constructed and incorporated two stables. The structure was built out of brick with a tiled roof. It was not considered that the stables were appropriate however the planning application was withdrawn prior to a decision.

As the stables had already been constructed an Enforcement Notice had been issued. The applicant appealed this Enforcement Notice. The Inspector dismissed the Appeal and upheld the Enforcement Notice stating that the development could not be considered to be small scale and therefore was inappropriate development in the Green Belt. The stables were also considered to be visually intrusive. The stables were subsequently removed.

This application has been submitted following extensive pre-application discussions with the agent. The proposal incorporates three stables and a tack room. The stables measure 3.75 metres by 4.1 metres internally which slightly exceeds the recommended guidelines of 3.7metres by 3.7metres set out in the Development Involving Horses SPG. The tack room measures 2.8 metres by 4.1 metres internally. Although the stables exceed the recommended size it is considered that they are only marginally larger and are acceptable.

The proposed stables will be timber clad with a 1.2 metre internal block work wall. The roof will be green felt. The materials are considered to be appropriate materials for stables and accord with the Development Involving Horses SPG.

Concerns have been raised that the proposed stables will be built on land out of the applicant's ownership. However the amended red edged site plan accords with the land registry plan and the applicant has confirmed that the proposed stables will be built wholly on his land.

The Environment Agency referred to their Local Planning Guidance Document and in accordance with this document a condition has been attached requesting details of the containment and storage of manure.

Small private stables are considered to be appropriate development in the Green Belt. The size of the proposed stables represents a small private development. The materials are considered to be appropriate within the surrounding area and the proposed stables will not detract from the openness and character. The proposed stables are therefore considered acceptable in terms of Policy DC1 and PPG2.

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. No development approved by this permission shall be commenced until a scheme for the containment and storage of manure has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with approved plans.

Reason : To prevent the pollution of the water environment and in accordance with Policy Nos. EP8 of the Adopted Chorley Borough Local Plan Review.

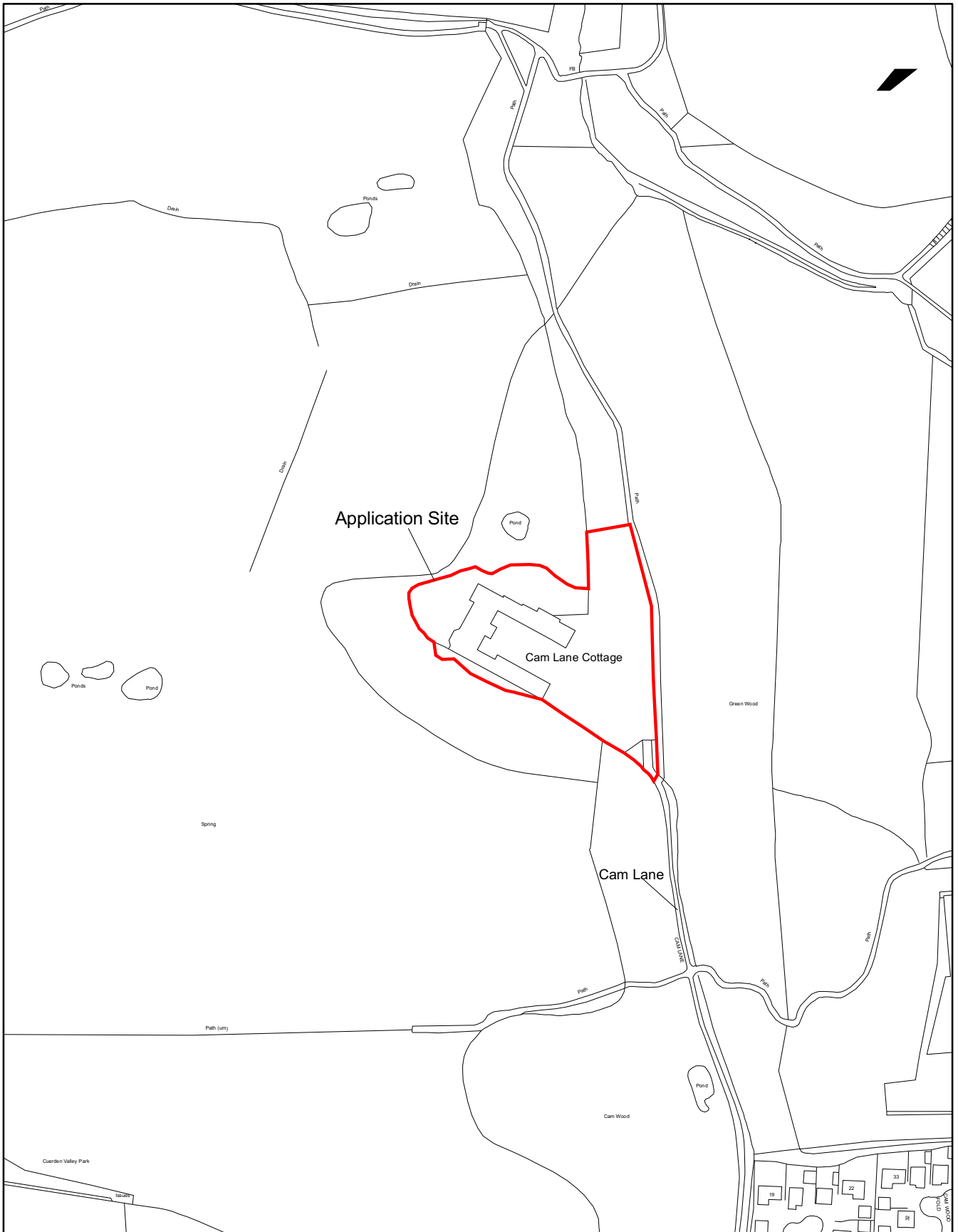
3. The stables hereby permitted shall be used for the stabling of horses and storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

Reason: To define the permission and in the interests of the visual amenities and character of the area and in accordance with Policy No. EP8 of the Adopted Chorley Borough Local Plan Review.

4. The approved plans are:

Plan Ref.	Received On:	Title:
	22 nd August 2006	Site Plan
4006/DD/45C	7 th August 2006	Proposed stables, feed store and ancillary facilities

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



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Application Number:
06/00803/FUL

Grid Ref:
E: 357234
N: 423784

Scale:
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Agenda Item No.
D. 3

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Item D. 4 **06/00848/FUL** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward **Adlington & Anderton**

Proposal **Conversion from dwelling to three flats.**

Location **7 Railway Road Adlington Chorley PR7 4EH**

Applicant **Mr D Ashmore**

Proposal The proposal incorporates changing the use of 7 Railway Road from a single residential unit to three one bedroom flats. The property is a three storey property which also has lower ground floor accommodation.

The proposal incorporates a flat at lower ground level, a flat at ground floor level and a flat at first floor level. The first floor flat will also have accommodation within the roof space.

The property has off street parking for one vehicle at the rear of the property which is accessed via a private road off Church Street

Planning Policy GN1- Settlement Policy- Main Settlements
HS6- Housing Windfall Sites
HS10- Multiple Occupancy
Windfall Housing SPG
Policy 7- Parking. Joint Lancashire Structure Plan
Access and Parking SPG

Planning History There is no planning history in relation to the property

Representations **Adlington Town Council** has expressed concern regarding the lack of parking

Consultations **Lancashire County Council's Highway Section** have no objection in principle to the proposed conversion. However unless the development is actively promoted as non-vehicular residences there is a risk of local conflicts and obstruction due to the increase in residential parking needs.

The Director of Streetscene, Neighbourhoods and the Environment has no comments to make.

Assessment The proposal incorporates converting a single residential terraced dwellinghouse into three one bedroom flats. In terms of the Windfall Housing SPG conversion of buildings are considered acceptable if the property is within 400 metres of a designated shopping centre or within a settlement with similar such facilities. The property is located approximately 32 metres away from a designated local shopping centre. Proposals that include the

subdivision of existing houses are also considered to be an exception to the windfall housing policy on the proviso that the property can be converted without the need for extensions which is the case with this property. Therefore in terms of Policy HS6 and the Windfall Housing SPG the proposal is considered to be an exception to the Policy.

The property is located on Railway Road and there is restricted parking to the front of the property. There is informal parking provision to the rear of the properties and one parking space associated with the property which are accessed via a private access road off Church Street. The property is located within close proximity to a designated local shopping centre and Adlington Town centre. As the property is located close to local services and public transport provision the requirement for on site parking provision is reduced. The provision of three one bedroom flats replacing a single unit is likely to create an increase in visitors and vehicle movements at the property however this increase is likely to be small and the property is well served by public transport and local services. Therefore the impact on highway safety is likely to be minimal.

Lancashire County Council's Highway Section have requested that the development is promoted as non-vehicular residences. However it is not possible to condition this type of request and it is considered that due to the location of the property there are various modes of transport which can be utilised by the future occupants and reduce reliance on the car.

The immediate neighbours to the property are number 5 Railway Road, which is the attached property, and number 9 Railway Road. Number 5 is occupied by a hairdressers at ground floor and lower ground floor level with residential accommodation above. The introduction of three flats within this property will not adversely impact on the amenities of the attached residential flat.

Number 9 is a single residential unit and is a similar three storey property. The proposal incorporates enlarging three lower ground floor windows, two on the side elevation and one on the rear elevation. As these windows are at lower ground floor level the windows will not create loss of privacy to the detriment of the neighbours at number 9. The proposal does not incorporate any additional new windows although some existing windows will be altered. The proposed conversion of the property into three flats will not adversely impact on the neighbours amenities in terms of loss of privacy and the proposed new use will not generate noise and disturbance to a degree which will impact on the neighbours amenities.

The proposed new use complies with the Windfall Housing Policy, the property is well served by various modes of transport and the proposal will not lead to noise and disturbance to the detriment of the neighbours amenities.

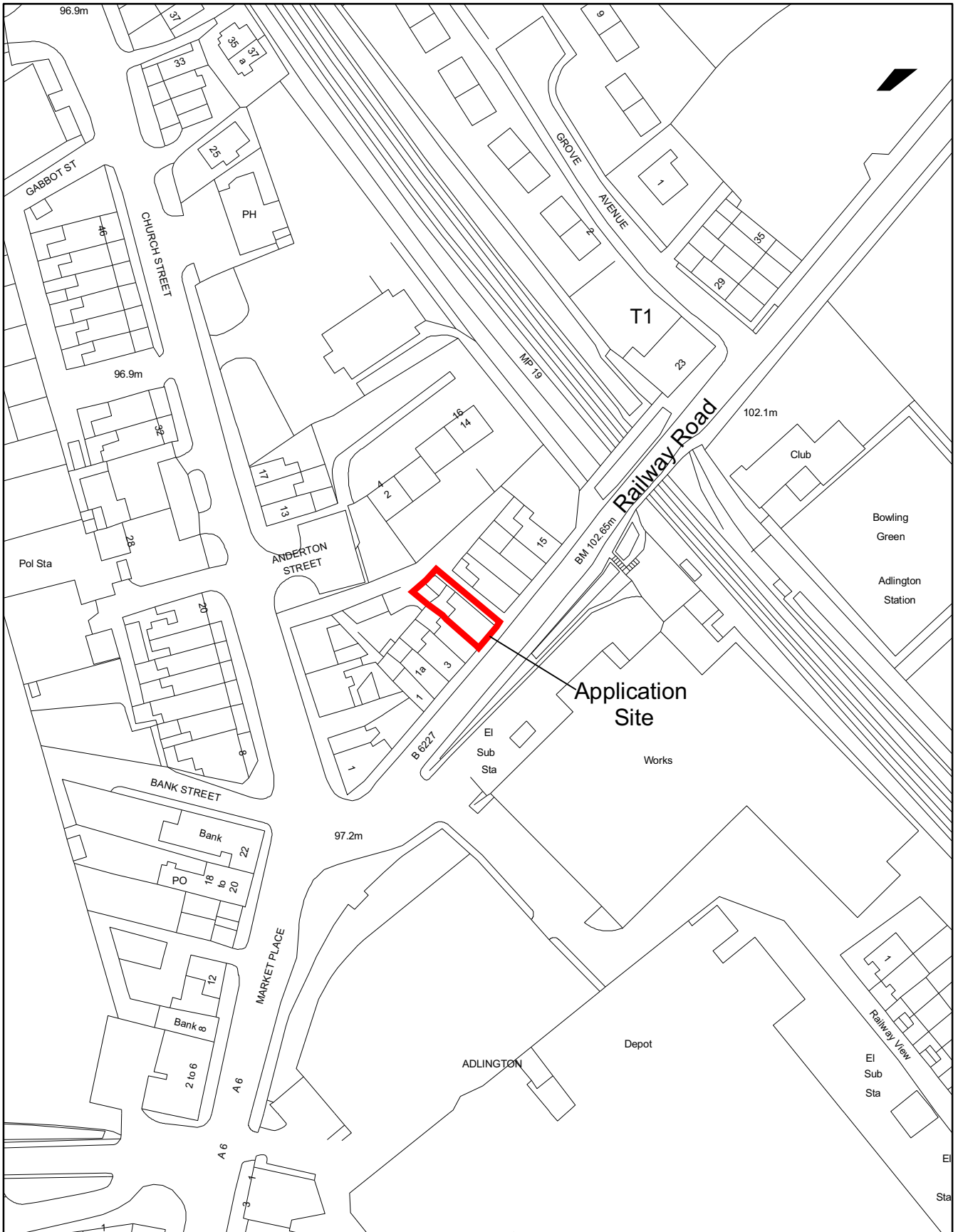
**Recommendation: Permit Full Planning Permission
Conditions**

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. Before the works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flats and adjoining property shall have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved soundproofing scheme shall be completed before any flat is occupied. Reason: In the interests of the amenity of future occupants of the proposed flats and occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/00848/FUL

Grid Ref:
E: 360147
N: 413115

Scale:
1:1,250

Agenda Item No.
D. 4

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Item D. 5 06/00950/FUL Permit Full Planning Permission

Case Officer Miss Caron Taylor

Ward Lostock

Proposal Erection of replacement dwelling,

Location Oldfields Railway View Croston LeylandPR26 9RY

Applicant Mr & Mrs Bannister

Proposal: The application is for erection for a replacement dwelling including a conservatory at Oldfields, Railway View, Croston.

Background: Oldfields is a semi-derelict detached bungalow situated on a private access to the north of a row of terraced houses known as Railway View. The application properties and the row of terraces are accessed over the railway crossing from Riverside Crescent.

Planning History: 04/00264/FUL Demolition of existing dwelling and garages and erection of detached dwelling and detached garage - Refused
04/00824/FUL Demolition of existing dwelling and garages and erection of detached dwelling and detached garage - Refused

Planning Policy: PPG2: Green Belts
DC1: Development in the Green Belt
DC8A: Replacement Dwellings and Extensions in the Green Belt
EP19: Development and Flood Risk
Windfall Housing Supplementary Planning Guidance

Consultations: Environment Agency
The Environment Agency has no objection in principle to the proposed development subject to a condition requiring ground floor levels shall be set 600mm above existing ground floor levels.

United Utilities
Have no objection to the proposal.

Representations: None received.

Assessment: Green Belt
The property is situated in the Green Belt. PPG2: Green Belts states that the replacement of existing dwellings is not inappropriate in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.

This is backed up by policies DC1 and DC8A of the Local Plan. DC8A states that replacement dwellings:

- should not detract from the openness of the Green Belt to a greater extent than the original dwelling;
- their siting, design, external materials and final character shall not detract from its surroundings;
- they would not be materially larger than the building it replaces nor involve enlarging the residential curtilage.

The volume of the proposed dwelling is approximately a 45% increase in the volume of the existing bungalow. This accords with the guideline in HEDG that states that this figure should not exceed more than 50-70%. The proposals do not involve enlarging the residential curtilage.

The proposals involve the erection of a detached double garage 6m by 6m, which is not considered excessive. The height of this garage is 5m, although this is slightly more than would normally be granted, it allows the roof pitch of the garage to match that of the new house. In addition, existing outbuildings on the site are to be demolished as part of the proposals. The permitted development rights of the replacement dwelling will be removed to ensure any future extensions accord with the policies of the Local Plan and do not detract from the character of the Green Belt.

Neighbour Amenity

The proposals will not have a detrimental impact on any surrounding properties, the only residential properties nearby being over 35m to the south, separated by an area of land.

Design and Appearance

The design of the proposed dwelling is looked upon favourably, its bulk and mass being kept to a minimum due to the design utilising the roof space and using small dormers to provide the first floor accommodation. Conditions will be placed on the permission requiring external materials to be approved by officers.

Windfall SPG

The proposals are not contrary to the Interim Supplementary Planning Guidance on Windfall Housing as the demolition of a dwelling and its replacement with one dwelling is an exception to the policy.

Conclusion:

Therefore, for the reasons above the application 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. 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 DC8A of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Classes A, B, C, D and E shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. DC1 and DC8A of the Adopted Chorley Borough Local Plan Review.

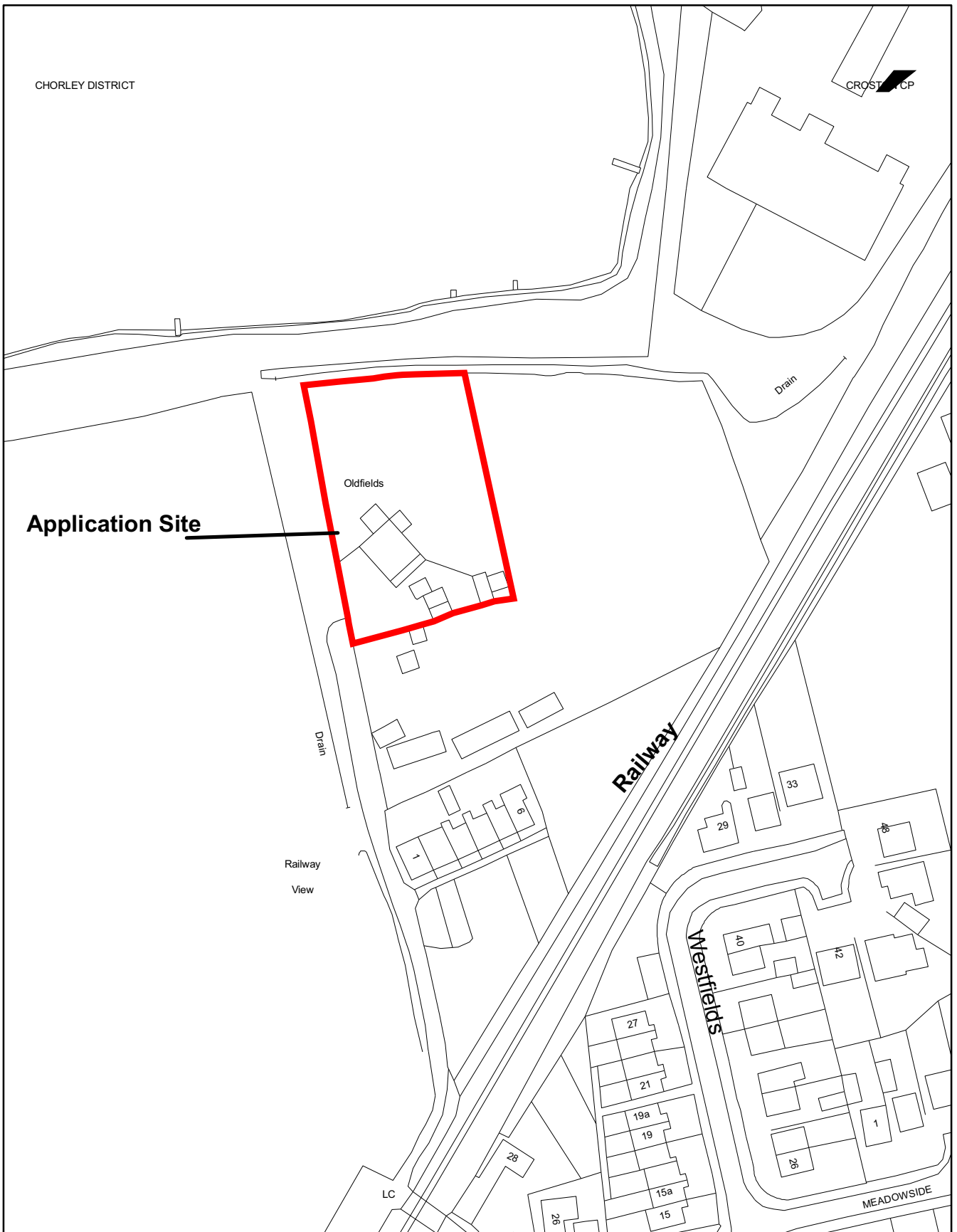
4. All ground floor levels of the dwelling shall be set 600mm above existing ground levels.

Reason: To reduce the danger to intended occupants of the building(s) from potential flooding in accordance with Policy EP19 of the adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 7th September 2006.

Reason: To define the permission and ensure a satisfactory form of development.

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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/00950/FUL

Grid Ref:
E: 348380
N: 418919

Scale:
1:1,250

Agenda Item No.
D. 5

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	26.09.2006

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 07.08.2006 and 08.09.2006

Plan Ref 06/00243/FUL **Date Received** 24.02.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 29.08.2006

Proposal : Demolition of rear porch and reconstruction as kitchen annexe.
Location : Bank House 21 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr And Mrs J Cameron Bank House 21 Grape Lane Croston Leyland PR26 9HB

Plan Ref 06/00246/LBC **Date Received** 24.02.2006 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 29.08.2006

Proposal : Listed building consent for demolition of rear porch and reconstruction as kitchen annexe.
Location : Bank House 21 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr And Mrs Cameron Bank House 21 Grape Lane Croston Leyland PR26 9HB

Plan Ref 06/00309/COU **Date Received** 10.03.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 16.08.2006

Proposal : Change of use of existing barn to farm workers cottage
Location : Home Farm Hoghton Lane Hoghton Preston PR5 0JD
Applicant: Mr & Mrs Wilmer Brookhouse Farm Hoghton Lane Hoghton Preston PR5 0JD

Continued....

Plan Ref 06/00373/FUL **Date Received** 23.03.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 16.08.2006

Proposal : Formation of disabled access ramp to South East entrance
Location : St Peters Church Harpers Lane Chorley PR6 0HP
Applicant: The Parochial Church Council Of St Peter's Church St Peters Vicarage Harpers Lane Chorley PR6 0HT

Plan Ref 06/00421/COU **Date Received** 06.04.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 23.08.2006

Proposal : Change of use of existing storage area to hot tub, swimming pool, steam room and sauna showroom (retrospective),
Location : Theme House Park Hall Road Charnock Richard Lancashire PR7 5LP
Applicant: Richard Timson Theme House Park Hall Road Charnock Richard PR7 5LP

Plan Ref 06/00422/FUL **Date Received** 10.04.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 04.09.2006

Proposal : Proposed disabled access and external resurfacing.
Location : St Georges C Of E Church St Georges Street Chorley PR7 2AA
Applicant: Parochial Church Council Of St George C/O 35 Chester Avenue Duxbury Chorley

Plan Ref 06/00520/ADV **Date Received** 28.04.2006 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 16.08.2006

Proposal : Erection of illuminated shop sign
Location : First Floor Area Above Booths Supermarket New Market Street Chorley
Applicant: Mr Meyan C/o Agent

Plan Ref 06/00562/FUL **Date Received** 11.05.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 07.09.2006

Proposal : Erection of single storey rear extension.
Location : 73 Chorley Road Heath Charnock Lancashire PR6 9JT
Applicant: Ms Power 73 Chorley Road Heath Charnock Lancashire PR6 9JT

Plan Ref 06/00571/FUL **Date Received** 12.05.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 07.09.2006

Proposal : Erection of first floor side extension,
Location : Rowan Cottage Preston Road Coppull Lancashire PR7 5HY
Applicant: Mr G Bullen Rowan Cottage Preston Road Coppull Lancashire PR7 5HY

Plan Ref 06/00600/FUL **Date Received** 25.05.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 14.08.2006

Proposal : Demolish existing rear extension and erect single storey rear extension
Location : 23 Swansey Lane Clayton Le Woods Lancashire PR6 7NT
Applicant: Mr J Sandiford 23 Swansey Lane Clayton Le Woods Lancashire PR6 7NT

Plan Ref 06/00619/FUL **Date Received** 25.05.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley East **Date Decided** 04.09.2006

Proposal : Erection of timber fence attached to existing boundary wall,
Location : 2A Worthy Street Chorley PR6 0PL
Applicant: Saleem Rian 2A Worthy Street Chorley PR6 0PL

Plan Ref 06/00620/FUL **Date Received** 26.05.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 08.08.2006

Proposal : Demolish existing flat roof garage and construct replacement double garage with pitched roof,
Location : Aysgarth Southport Road Euxton Chorley PR7 6HT
Applicant: Mrs J Baxendale Aysgarth Southport Road Euxton Chorley PR7 6HT

Plan Ref 06/00636/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.08.2006

Proposal : Erection of first floor rear extension and single storey side extension,
Location : 3 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF
Applicant: Mr B Lees 3 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF

Plan Ref 06/00647/FUL **Date Received** 30.05.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 10.08.2006

Proposal : Erection of single storey rear extension,
Location : 15 Kings Lea Adlington Chorley PR7 4EN
Applicant: Mr & Mrs Jenks 15 Kings Lea Adlington Chorley PR7 4EN

Plan Ref 06/00669/FUL **Date Received** 07.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.08.2006

Proposal : Remove existing hedge and erect replacement wall/fence between 1.5. and 1.8m in height,
Location : 1 - 2 Parksyde Cottages Dawson Lane Whittle-Le-Woods Chorley PR6 7DS
Applicant: Mr & Mrs Hollingworth 1 - 2 Parksyde Cottages Dawson Lane Whittle-Le-Woods Chorley PR6 7DS

Plan Ref 06/00681/FUL **Date Received** 08.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 07.08.2006

Proposal : First floor side extension over new approved side extension.
Location : 23 The Oaks Chorley PR7 3QT
Applicant: Mr And Mrs T Hurst 23 The Oaks Eaves Green Chorley PR7 3QT

Plan Ref 06/00677/FUL **Date Received** 09.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 11.08.2006

Proposal : First floor extension over existing garage.
Location : 4 Johns Wood Close Chorley PR7 2FB
Applicant: Mr P Fernandes And Miss A Lindsay 4 Johns Wood Close Chorley PR7 2FB

Plan Ref 06/00679/FUL **Date Received** 09.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 21.08.2006

Proposal : Rebuild the boiler room walls and face the remaining single storey building in a matching brick
Location : The Old School House Play Centre Learning Steps Day Nursery 56 Parker Street Chorley PR7 1ES
Applicant: Mr Fishwick (Chairman) St Lawrence (Voluntary Aided) Primary School 20 Hartwood Green Chorley PR6 7BJ

Plan Ref 06/00675/FUL **Date Received** 12.06.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 07.08.2006

Proposal : Replacement detached garage with roof space for games room
Location : 7 Russell Square Chorley PR6 0AS
Applicant: Mr M Walsh 7 Russell Square Chorley PR6 0AS

Plan Ref 06/00683/FUL **Date Received** 12.06.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 07.08.2006

Proposal : Single storey side extension
Location : 21 The Meadows Heskin Chorley PR7 5NR
Applicant: Mr C Makinson 21 The Meadows Heskin Chorley PR7 5NR

Plan Ref 06/00692/FUL **Date Received** 12.06.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 18.08.2006

Proposal : Rear conservatory and front porch.
Location : 2 Elmwood Astley Village Chorley PR7 1UX
Applicant: Mr K Fazakerley 2 Elmwood Astley Village Chorley PR7 1UX

Plan Ref 06/00693/FUL **Date Received** 13.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 04.09.2006

Proposal : Formation of dormer to side elevation,
Location : 1 Anglezarke Road Adlington Chorley PR6 9PZ
Applicant: Mr Barron 1 Anglezarke Road Adlington Chorley Lancashire PR6 9PZ

Plan Ref 06/00694/CLEUD **Date Received** 13.06.2006 **Decision** Grant Cert of Lawfulness for Est Use

Ward: Chisnall **Date Decided** 08.08.2006

Proposal : Certificate of Lawfulness for change of use of barn and shippon to ancillary residential use to Crook Fold Farm,
Location : Crook Fold Farm Brook Lane Charnock Richard Chorley PR7 5LJ
Applicant: Mr & Mrs Darwin C/o Agent

Plan Ref 06/00697/FUL **Date Received** 13.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 08.08.2006

Proposal : Erection of single storey rear extension,
Location : 19 Meadowcroft Euxton Chorley PR7 6BU
Applicant: Mr & Mrs Gifford 19 Meadowcroft Euxton Chorley PR7 6BU

Plan Ref 06/00685/FUL **Date Received** 14.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 07.08.2006

Proposal : Conservatory to rear.
Location : 12 Crofters Green Euxton Chorley PR7 6LQ
Applicant: Mr And Mrs K Francis 12 Crofters Green Euxton Chorley PR7 6LQ

Plan Ref 06/00696/TPO **Date Received** 14.06.2006 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 18.08.2006

Proposal : Proposed tree works to two oak trees. Tree Preservation Order 22 (Heskin) 1991.
Location : 14 The Warings Heskin Chorley PR7 5NZ
Applicant: Mr A Whittaker 14 The Warings Heskin Chorley PR7 5NZ

Plan Ref 06/00701/FUL **Date Received** 14.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 08.08.2006

Proposal : Erection of proposed garage/tack store,
Location : Throstle Nest Barn Bolton Road Anderton Chorley PR6 9HN
Applicant: Mr D Jackson Throstle Nest Barn Bolton Road Anderton Chorley PR6 9HN

Plan Ref 06/00707/FUL **Date Received** 14.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 09.08.2006

Proposal : Erection of single storey front and rear extensions and first floor side extension,
Location : 9 Coniston Avenue Euxton Chorley Lancashire PR7 6NY
Applicant: Mr & Mrs Smith 9 Coniston Avenue Euxton Chorley Lancashire PR7 6NY

Plan Ref 06/00698/FUL **Date Received** 15.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 11.08.2006

Proposal : Demolish existing garage and erect two storey side extension.
Location : 41 Park Avenue Euxton Chorley PR7 6JQ
Applicant: Mr D Shipcott 41 Park Avenue Euxton Chorley PR7 6JQ

Plan Ref 06/00708/FUL **Date Received** 15.06.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 18.08.2006

Proposal : Erection of single storey side extension incorporating garage and single storey rear extension,
Location : Newlands Whitegate Fold Charnock Richard Chorley PR7 5ET
Applicant: Mr & Mrs Ridley Newlands Whitegate Fold Charnock Richard Chorley PR7 5ET

Plan Ref 06/00724/FUL **Date Received** 15.06.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley South East **Date Decided** 16.08.2006

Proposal : Rebuild of terraced house on the site of former No 14 Fellery Street
Location : Land North Of 12 Fellery Street Chorley
Applicant: Morgan Brothers Brown Street, Chorley

Plan Ref 06/00699/FUL **Date Received** 16.06.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 11.08.2006

Proposal : Two storey side extension and first floor extension over existing garage and sun lounge to replace existing conservatory to rear,
Location : 18 High Bank Heapey Chorley PR6 9AY
Applicant: Mr & Mrs Camus 18 High Bank Heapey Chorley PR6 9AY

Plan Ref 06/00712/FUL **Date Received** 16.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 10.08.2006

Proposal : Erection of 2m high security railings and gates,
Location : Kingdom Hall Friday Street Chorley PR6 0AA
Applicant: Mr P Scully 4 Fielden Street Chorley Lancashire PR6 0SD

Plan Ref 06/00704/FUL **Date Received** 19.06.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 10.08.2006

Proposal : Single storey rear extension
Location : 29 Fellstone Vale Withnell Chorley PR6 8UE
Applicant: Mr And Mrs R Ainsworth 29 Fellstone Vale Withnell Chorley PR6 8UE

Plan Ref 06/00706/FUL **Date Received** 19.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 11.08.2006

Proposal : Demolish existing garage and construct replacement garage at side of dwelling.
Location : 103 Town Lane Whittle-Le-Woods Chorley PR6 7DH
Applicant: Mr And Mrs Higginson 103 Town Lane Whittle-Le-Woods Chorley PR6 7DH

Plan Ref 06/00710/FUL **Date Received** 20.06.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.08.2006

Proposal : Proposed rear conservatory and side greenhouse.
Location : 4 Red House Lane Eccleston Chorley PR7 5RH
Applicant: Mr C Meadows 4 Red House Lane Eccleston Chorley PR7 5RH

Plan Ref 06/00717/LBC **Date Received** 20.06.2006 **Decision** Grant
Listed
Building
Consent

Ward: Clayton-le-Woods **Date Decided** 25.08.2006
West And
Cuerden

Proposal : Listed Building Consent to install a ladder tie system around the perimeter of the building, install wire system to part of the roof parapets and exchange and/or improve existing ladders for safe access, all to comply with the Working at Heights Regulations 2005

Location : Sue Ryder Home Cuerden Hall Shady Lane Cuerden Lancashire

Applicant: Mr Alistair Todd 1st Floor, Kings House, Kings Street, Sudbury, Suffolk, CO10 2ED

Plan Ref 06/00727/FUL **Date Received** 22.06.2006 **Decision** Refuse Full
Planning
Permission

Ward: Pennine **Date Decided** 16.08.2006

Proposal : Porch over rear entrance door.

Location : Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 9BX

Applicant: Mr M Newhouse Wogdens Farm Tithe Barn Lane Heapey

Plan Ref 06/00721/FUL **Date Received** 23.06.2006 **Decision** Permit Full
Planning
Permission

Ward: Brindle And **Date Decided** 21.08.2006
Hoghton

Proposal : Formation of rear dormer and loft conversion

Location : 62 Bournes Row Brindle Preston PR5 0DQ

Applicant: Mr & Mrs Poulton 62 Bournes Row Brindle Lancashire PR5 0DQ

Plan Ref 06/00723/FUL **Date Received** 23.06.2006 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 18.08.2006
East

Proposal : Change of use from offices to dwellings

Location : 16-18 Fellery Street Chorley PR7 1EH

Applicant: Morgan Brothers Brown Street, Chorley

Plan Ref 06/00730/TPO **Date Received** 23.06.2006 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 17.08.2006

Proposal : Tree works on various trees within Tree Preservation Order 14 (1950).
Location : Cuerden Cottage 2 Nell Lane Clayton-Le-Woods Leyland PR25 5TB
Applicant: Ian Selby Cuerden Cottage 2 Nell Lane Clayton-le-Woods Leyland PR25 5TB

Plan Ref 06/00728/FUL **Date Received** 26.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 18.08.2006

Proposal : Erection of single storey rear extension,
Location : 10 Birchin Lane Whittle-Le-Woods Chorley PR6 7NG
Applicant: Mr & Mrs Foster 10 Birchin Lane Whittle-Le-Woods Chorley PR6 7NG

Plan Ref 06/00729/FUL **Date Received** 26.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 18.08.2006

Proposal : Erection of first floor rear extension,
Location : 2 Ventnor Road Chorley PR7 2HR
Applicant: Mr R Dobson 2 Ventnor Road Chorley PR7 2HR

Plan Ref 06/00735/FUL **Date Received** 26.06.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.08.2006

Proposal : Rear conservatory
Location : 17 Cotswold Close Eccleston Chorley PR7 5TN
Applicant: Mr & Mrs Worthington 17 Cotswold Close Eccleston Chorley PR7 5TN

Plan Ref 06/00737/FUL **Date Received** 26.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 14.08.2006

Proposal : Porch to the front
Location : 1 Birch Avenue, Cuerden Residential Park Clayton-Le-Woods Leyland PR25 5PD
Applicant: Mrs S Wooton 1 Birch Avenue, Cuerden Residential Park Clayton-Le-Woods

Plan Ref 06/00732/FUL **Date Received** 27.06.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.08.2006

Proposal : Side conservatory.
Location : 71 Beechfields Eccleston Chorley PR7 5RF
Applicant: Mr And Mrs Haines 71 Beechfields Eccleston Chorley PR7 5RF

Plan Ref 06/00739/TCON **Date Received** 27.06.2006 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 07.08.2006

Proposal : To trim and cut back branches (not exceeding 150mm in diameter) overhanging the school building for safety reasons,
Location : Withnell Fold County Primary School Withnell Fold Withnell Chorley PR6 8BA
Applicant: Sue Teale Withnell Fold County Primary School Withnell Fold Withnell Chorley

Plan Ref 06/00740/FUL **Date Received** 27.06.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 22.08.2006

Proposal : Demolish existing conservatory to the side and erect single storey side extension and provision of a car-parking space to the front
Location : 101 Bury Lane Withnell Chorley PR6 8SD
Applicant: 101 Bury Lane Withnell Chorley PR6 8SD

Plan Ref 06/00736/TPO **Date Received** 28.06.2006 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 22.08.2006

Proposal : Proposed tree works to Chorley BC TPO 14 (Coppull) 1998.
Location : Land To The North Of 110 Preston Road Coppull Lancashire
Applicant: Mr R Stanley The Bungalow 104 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 06/00742/FUL **Date Received** 28.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.08.2006

Proposal : Provision of a pitched roof over existing flat roofed garage and conversion of conservatory to kitchen/breakfast room
Location : 12 Brentwood Road Anderton Chorley PR6 9PL
Applicant: Mr P Fox 12 Brentwood Road Anderton Chorley PR6 9PL

Plan Ref 06/00733/FUL **Date Received** 29.06.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 16.08.2006

Proposal : Erection of first floor extension to rear
Location : 27 Birch Field Clayton-Le-Woods Chorley PR6 7RE
Applicant: Mr J. Corbridge 27 Birchfield Chorley Clayton-Le-Woods PR6 7RE

Plan Ref 06/00744/FUL **Date Received** 29.06.2006 **Decision** Refuse Full Planning Permission

Ward: Pennine **Date Decided** 30.08.2006

Proposal : Proposed rear dormer and single storey rear extension.
Location : 3 Brookside Cottages Coppice Lane Heapey Chorley Lancashire
Applicant: Mr M Walker 3 Brookside Cottages Coppice Lane Heapey Chorley Lancashire

Plan Ref 06/00745/FUL **Date Received** 29.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 16.08.2006

Proposal : Single storey side extension and two storey rear extension
Location : 4 Chestnut Avenue Chorley PR6 0JQ
Applicant: Mr & Mrs S Ahmed 4 Chestnut Avenue Chorley PR6 0JQ

Plan Ref 06/00747/COU **Date Received** 29.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 11.08.2006

Proposal : Change of use from (A2) Business offices to (A1) Shop
Location : Town And Village Properties 6 High Street Chorley PR7 1DN
Applicant: G Thompson C/O Agent

Plan Ref 06/00751/FUL **Date Received** 29.06.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 06.09.2006

Proposal : Demolish existing detached garage and erect two storey side extension
Location : 124 Spendmore Lane Coppull Chorley PR7 5BX
Applicant: Diane O'Farrell 124 Spendmore Lane Coppull Chorley PR7 5BX

Plan Ref 06/00752/FUL **Date Received** 29.06.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.08.2006

Proposal : Rear conservatory
Location : 73 Beechfields Eccleston Chorley PR7 5RF
Applicant: Mr And Mrs Ward Melling 73 Beechfields Eccleston Chorley PR7 5RF

Plan Ref 06/00753/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.08.2006

Proposal : Single storey side extension
Location : 91 Countess Way Euxton Chorley PR7 6PT
Applicant: Mr N Jolly 91 Countess Way Euxton Chorley PR7 6PT

Plan Ref 06/00754/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 01.09.2006

Proposal : Side and rear extension over existing side garage and rear kitchen
Location : 5A Curate Street Chorley PR6 0HQ
Applicant: Mr & Mrs G Mayren 5A Curate Street Chorley PR6 0HQ

Plan Ref 06/00756/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 10.08.2006

Proposal : New extensions to form entrance foyer, class rooms and external store area with internal alterations and renovations
Location : St Oswalds Roman Catholic Primary School Spendmore Lane Coppull Chorley
Applicant: School Govenors St Oswalds Roman Catholic Primary School Spendmore Lane Coppull Chorley

Plan Ref 06/00759/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 16.08.2006

Proposal : First floor rear extension with extrnal staircase
Location : 34 Chorley Road Adlington Chorley PR6 9LJ
Applicant: Miss L C Sanderson 34 Chorley Road Adlington Chorley PR6 9LJ

Plan Ref 06/00760/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.08.2006

Proposal : New roof over bungalow and a chimney to the side
Location : 7 Brentwood Road Anderton Chorley PR6 9PL
Applicant: Mr & Mrs E P Walley Beech House Beech Avenue Anderton Chorley PR6 9PQ

Plan Ref 06/00762/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 25.08.2006

Proposal : Rear balcony and covered patio to side of property.
Location : Barrons Cottage Sandy Lane Mawdesley
Applicant: Mr And Mrs Sharrock Moss Farm Mass Lane Croston PR26 9JS

Plan Ref 06/00764/FUL **Date Received** 30.06.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 25.08.2006

Proposal : Rear carport and balcony over.
Location : Oak Dene Chorley Road Withnell Chorley PR6 8BN
Applicant: Miss H D Peter Oak Dene Chorley Road Withnell Chorley PR6 8BN

Plan Ref 06/00774/FUL **Date Received** 30.06.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 18.08.2006

Proposal : New entrance with fascia panels/canopies over entrance and front windows.
Location : Disklok House Preston Road Charnock Richard Lancashire PR7 5HH
Applicant: Mr M Higginson Ingeldene Preston Road Charnock Richard PR7 5HH

Plan Ref 06/00776/FUL **Date Received** 30.06.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 06.09.2006

Proposal : Access to front of property.
Location : Radley House 196 The Green Eccleston Chorley Lancashire
Applicant: Lorraine Tuson Radley House 196 The Green Eccleston Chorley Lancashire

Plan Ref 06/00755/COU **Date Received** 03.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 07.08.2006

Proposal : Change of use from part residential, part commercial, to wholly residential.
Location : 24 Gilbert Street Chorley PR7 2DX
Applicant: Mr P Bharucha 36 Kinross Drive Bolton BL3 4NW

Plan Ref 06/00765/FUL **Date Received** 03.07.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 24.08.2006

Proposal : First floor side extension.
Location : 83 Wymundsley Chorley PR7 1US
Applicant: Mr And Mrs Thornton 83 Wymundsley Chorley PR7 1US

Plan Ref 06/00768/FUL **Date Received** 03.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 21.08.2006

Proposal : Formation of new external ramped access to front elevation
Location : The Beaumont Centre Drive Clayton Green Clayton-Le-Woods Lancashire
Applicant: Enterprise Inns PLC 3 Monkspath Hall Road, Solihull, West Midlands, B90 1BZ

Plan Ref 06/00769/ADV **Date Received** 03.07.2006 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 24.08.2006

Proposal : 1 internally illuminated fascia panel (8255 x 650mm) and 1 internally illuminated projection sign (500mm)
Location : 180 Devonshire Road Chorley PR7 2BY
Applicant: Lloyds Pharmacy Ltd Saapphire Court, Walgrave Triangle Business Centre, Coventry, CV2 2TX

Plan Ref 06/00773/FUL **Date Received** 03.07.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 04.09.2006

Proposal : Single storey side extension and rear conservatory.
Location : 58 Lady Crosse Drive Whittle-Le-Woods Chorley PR6 7DR
Applicant: Mr And Mrs N Wilson 58 Lady Crosse Drive Whittle-Le-Woods Chorley PR6 7DR

Plan Ref 06/00767/FUL **Date Received** 04.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 29.08.2006

Proposal : Proposed single storey rear extension.

Location : 16 Snowdrop Close Clayton-Le-Woods Leyland PR25 5TG

Applicant: Mr And Mrs Henderson 16 Snowdrop Close Clayton-Le-Woods Leyland PR25 5TG

Plan Ref 06/00770/FUL **Date Received** 04.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 29.08.2006

Proposal : Demolition of existing garage. Single storey side extension to include new garage and rear conservatory.

Location : 156 Preston Road Whittle-Le-Woods Chorley PR6 7HE

Applicant: Mr G Peters 156 Preston Road Whittle-Le-Woods Chorley PR6 7HE

Plan Ref 06/00771/FUL **Date Received** 04.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 21.08.2006

Proposal : Retrospective application for rear conservatory

Location : 52 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TL

Applicant: Mr S Ashbarry 52 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TL

Plan Ref 06/00775/FUL **Date Received** 05.07.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 30.08.2006

Proposal : Two storey side extension and a conservatory to the rear

Location : 24 Chorley Lane Charnock Richard Chorley PR7 3QS

Applicant: MR J Naumenko 24 Chorley Lane Charnock Richard Chorley PR7 3QS

Plan Ref 06/00777/FUL **Date Received** 05.07.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 30.08.2006

Proposal : Refurbishment of existing house, including demolition of existing single storey extensions to north and south, erection of two storey extensions to north and south
Location : Greenbank House Wigan Road Cuerden Bamber Bridge Leyland
Applicant: Mr R Greenalgh 24 Chorley Lane Charnock Richard Chorley PR7 3QS

Plan Ref 06/00778/FUL **Date Received** 05.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 30.08.2006

Proposal : Change the use of garage to living space, move front door to the side, pitch roof to replace flat roof and canopy from front to side
Location : 20 Guildford Avenue Chorley PR6 8TG
Applicant: Gary Halpin 20 Guildford Avenue Chorley PR6 8TG

Plan Ref 06/00799/HDG **Date Received** 05.07.2006 **Decision** Approval of Hedgerow Renewal Notice

Ward: Chorley North
East **Date Decided** 09.08.2006

Proposal : Removal of hedgerow in order to carry out essential maintenance works to the Thirlmere Aqueduct
Location : Land 50m East Of 21 Dorking Road Chorley
Applicant: David Watson Planning & Valuation Manager United Utilities 1st Floor, Laboratory Building Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP

Plan Ref 06/00797/FUL **Date Received** 07.07.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 30.08.2006

Proposal : Erection of new lounge extension and variation of condition 8 of permission 09/95/503,
Location : Eccleston Cricket Club Doctors Lane Eccleston Chorley
Applicant: Eccleston Cricket Club Cricket Club Doctors Lane Eccleston Chorley PR7 5RS

Plan Ref 06/00790/FUL **Date Received** 10.07.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 04.09.2006

Proposal : Formation of a new single storey classroom and corridor
Location : St Johns School Preston Road Coppull Lancashire PR7 5DU
Applicant: The School Govenors St Johns School Preston Road Coppull Lancashire PR7 5DU

Plan Ref 06/00791/FUL **Date Received** 10.07.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.09.2006

Proposal : Demolish existing rear kitchen and erect a two storey rear extension
Location : 49 Bury Lane Withnell Chorley PR6 8SB
Applicant: Mr M White 49 Bury Lane Withnell Chorley PR6 8SB

Plan Ref 06/00792/FUL **Date Received** 10.07.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 14.08.2006

Proposal : Two storey rear extension
Location : 27 Babylon Lane Anderton Chorley PR6 9NR
Applicant: Mr Green 27 Babylon Lane Anderton Chorley PR6 9NR

Plan Ref 06/00798/FUL **Date Received** 10.07.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 11.08.2006

Proposal : Construct pitched roof over existing flat roof dormer window on the front elevation.
Location : 8 Merefield Chorley Lancashire PR7 1UR
Applicant: John Ingram 8 Merefield Astley Village Chorley PR7 1UR

Plan Ref 06/00800/FUL **Date Received** 10.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 21.08.2006

Proposal : Single storey rear extension to existing office building.
Location : Millennium House Euxton Lane Euxton Lancashire PR7 6AE
Applicant: John Reilly Civil Engineering Ltd Millennium House Euxton Lane Euxton Lancashire PR7 6AE

Plan Ref 06/00793/FUL **Date Received** 11.07.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 04.09.2006

Proposal : Conservatory to the rear
Location : Hilltop Moulden Brow Hoghton Blackburn BB2 5JB
Applicant: Mr & Mrs Edge Hilltop Moulden Brow Hoghton Blackburn BB2 5JB

Plan Ref 06/00795/FUL **Date Received** 11.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 04.09.2006

Proposal : Single storey rear extension, rear conservatory and a detached garage
Location : 4 St Albans Place Chorley PR7 3EY
Applicant: Mr & Mrs J Trafford 4 St Albans Place Chorley PR7 3EY

Plan Ref 06/00796/FUL **Date Received** 11.07.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.09.2006

Proposal : First floor side extension over existing garage and conversion of garage to living accommodation.
Location : 60 Bradley Lane Eccleston Chorley PR7 5RJ
Applicant: J Noblett 15 Reeveswood Eccleston Chorley PR7 5RS

Plan Ref 06/00808/FUL **Date Received** 11.07.2006 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 04.09.2006

Proposal : Erection of stable block and sand paddock.
Location : Stables East Of 4 Stocks Court Heskin
Applicant: Thos.Mawdsley Towngate Works Dark Lane Mawdesley L40 2QU

Plan Ref 06/00810/FUL **Date Received** 11.07.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 04.09.2006

Proposal : Single storey side extension
Location : 1 Stocks Court Heskin Chorley PR7 5JN
Applicant: Lisa Sharp 1 Stocks Court Heskin Chorley PR7 5JN

Plan Ref 06/00785/FUL **Date Received** 12.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 06.09.2006

Proposal : Single storey rear and side extension
Location : Sunnyside Common Bank Lane Chorley PR7 1NR
Applicant: Mr & Mrs Waddilove Sunnyside Common Bank Lane Chorley PR7 1NR

Plan Ref 06/00813/TPO **Date Received** 12.07.2006 **Decision** Consent for Tree Works

Ward: Chorley North
East **Date Decided** 04.09.2006

Proposal : To fell tree that is dead and dangerous covered by TPO1 (Chorley) 1989
Location : 5 Ingle Close Chorley PR6 0JT
Applicant: Mrs D Myerscough 5 Ingle Close Chorley PR6 0JT

Plan Ref 06/00804/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 04.09.2006

Proposal : Addition of a first floor to existing bungalow and associated works
Location : Viewlands Long Lane Heath Charnock Chorley PR6 9EQ
Applicant: Mr & Mrs Harrison Viewlands Long Lane Heath Charnock Chorley PR6 9EQ

Plan Ref 06/00824/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 04.09.2006

Proposal : First floor side extension over garage, two storey and single storey rear extension
Location : 71 Yarrow Road Chorley PR6 0LU
Applicant: Mr Watt & Mrs Higham 71 Yarrow Road Chorley PR6 0LU

Plan Ref 06/00827/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
North **Date Decided** 06.09.2006

Proposal : Single rear extension and conservatory
Location : 3 Elmfield Drive Bamber Bridge Preston PR5 8LH
Applicant: Miss A M Yates 3 Elmfield Drive Bamber Bridge Preston PR5 8LH

Plan Ref 06/00828/TCON **Date Received** 13.07.2006 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 23.08.2006

Proposal : Complete removal of 3 trees

Location : 14 Church Street Croston Lancashire PR26 9HA

Applicant: Mr James Parker 14 Church Street Croston Lancashire PR26 9H

Plan Ref 06/00814/FUL **Date Received** 14.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 04.09.2006

Proposal : Conversion of front garage to ground floor bedroom, front extension to lounge and a pitched roof over

Location : 22 Spring Meadow Clayton-Le-Woods Leyland PR25 5UR

Applicant: Mr & Mrs Maguire 22 Spring Meadow Clayton-Le-Woods Leyland PR25 5UR

Plan Ref 06/00832/ADV **Date Received** 17.07.2006 **Decision** Advertising Consent

Ward: Coppull **Date Decided** 06.09.2006

Proposal : Retrospective application for assorted none illuminated signs

Location : Builders Merchants Park Road Coppull Lancashire PR7 5AH

Applicant: Wolseley UK, PO Box 429, Central House, Otley Road, Harrogate, N Yorks, HG3 1WR

Plan Ref 06/00805/AGR **Date Received** 18.07.2006 **Decision** Grant Agricultural Prior Notification

Ward: Brindle And Hoghton **Date Decided** 14.08.2006

Proposal : Widening of farm access

Location : Hewn Gate Farm Gregson Lane Brindle Preston PR5 0ED

Applicant: Mr A Walmer Hewn Gate Farm Gregson Lane Brindle Preston PR5 0ED

Plan Ref 06/00890/ECC **Date Received** 31.07.2006 **Decision** Objection to Ecclesiastical Exemption

Ward: Heath Charnock And Rivington **Date Decided** 25.08.2006

Proposal : To remove plain kerbstones and lower inscribed kerbstones to ground level.

Location : Rivington Parish Church Horrobin Lane Rivington Lancashire

Applicant: Mr R Porter 59 Sutton Lane Adlington Chorley PR6 9PA

Plan Ref 06/00924/LCC **Date Received** 16.08.2006 **Decision** Object to
LCC Reg
3/4
application

Ward: Chorley East **Date Decided** 06.09.2006

Proposal : Replacement of existing 1.5 metre high boundary fence, replace with similar style fence at 2.4 metre high

Location : St James C Of E Primary School Devonport Way Chorley PR6 0TE

Applicant: Director For Children & Young People Lancashire County Council PO Box 61
County Hall Preston PR1 8RJ
