



Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 17th October 2006

In the Council Chamber, Town Hall, Chorley



www.chorley.gov.uk

Chief Executive's Office

Please ask for: Dianne Scambler
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Date: 6 October 2006

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 17TH OCTOBER 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, 17th October 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 - 6)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee on 26 September 2006 (enclosed).

4. **Planning Appeals and Decisions - Notification (Pages 7 - 8)**

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

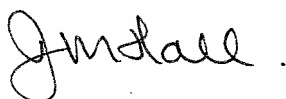
5. **Planning Applications Awaiting Decision (Pages 9 - 10)**

- (a) **A1:06/00674/REMAJ - Site 4, Buckshaw Village, Euxton** (Pages 11 - 28)
- (b) **A2:06/00846/FULMAJ - Land at Rear of 139 - 157, School Lane, Brinscall**
(Pages 29 - 38)
- (c) **A3:06/00892/COUMAJ - Long Fold Farm, North Road, Bretherton** (Pages 39 - 50)
- (d) **B1:06/00598/FUL - 10, Dark Lane, Whittle-Le-Woods** (Pages 51 - 60)

Continued....

- (e) B2:06/00809/FUL - Elmhurst Farm, 208, Preston Road, Coppull, Chorley
(Pages 61 - 68)
 - (f) B3:06/00915/FUL - Bramblewood Nursery, Wigan Lane, Heath Charnock
(Pages 69 - 76)
6. **Reports of the Director of Development and Regeneration on selected cases determined, following consultation with the Chair and Vice-Chair of the Committee (Pages 77 - 78)**
- (a) D1:06/00838/FUL - Buildings at base of chimney, Withnell Fold Mill, Withnell Fold, Withnell (Pages 79 - 84)
 - (b) D2:06/00863/TPO - Dunscar, Shaw Hill, Whittle-Le-Woods, Chorley (Pages 85 - 88)
 - (c) D3:06/00962/FUL - 174, Preston Road, Whittle-Le-Woods, Chorley (Pages 89 - 94)
7. **A List of Planning applications determined by the Chief Officer under Delegated Powers between 11 September 2006 and 30 September 2006** (Pages 95 - 108)
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.
3. Agenda and reports to 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 آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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Development Control Committee

Tuesday, 26 September 2006

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Thomas Bedford, Eric Bell, Alan Cain, Henry Caunce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith and Christopher Snow

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

06.DC.55 WELCOME BACK TO VICE-CHAIR

The Chair welcomed back Councillor David Dickinson on his return to the Committee after his recent operation.

Councillor David Dickinson thanked the other Members of the Committee for all their well wishes over the last couple of months, informing them that they had been greatly appreciated.

06.DC.56 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Francis Culshaw and Ralph Snape.

06.DC.57 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

06.DC.58 MINUTES

RESOLVED – That the meeting of the Development Control Committee held on 22 August 2006 be confirmed as a correct record and signed by the Chair.

06.DC.59 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of eight appeals that had been lodged against the refusal of planning permission, three appeals that had been dismissed and one that had been allowed. The report also gave notification about two appeals that had been allowed by the Planning Inspectorate.

RESOLVED – That the report be noted.

06.DC.60 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: 06/00786/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Village**

Application No: 06/00786/REMMAJ
 Proposal: Construction of main access road, drainage and landscaping along southern commercial perimeter road.
 Location: Land South of Buckshaw Avenue, Buckshaw Village, Lancashire

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Daniel Gee and subsequently **RESOLVED to grant permission of the planning application 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. 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 roundabouts, footpaths and cycle ways, including the finished top surfaces and width of the footpaths/ cycle ways, 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 cycle ways 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 cycle ways 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.

6. Details of the precise specification and location of carriageway crossing points shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site; the approved details shall be implemented prior to the opening of the road to public traffic and pedestrians.

Reasons: In the interests of securing a satisfactory standard of development for crossing the highway in the interests of highway safety; also to accord with the

provisions of Policy TR4 of the Adopted Borough Local Plan Review.**(b) B.1:06/00689/FUL - 1, Victoria Terrace, Victoria Street, Wheelton**

Application No: 06/00689/FUL
 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

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Daniel Gee, and subsequently **RESOLVED to grant 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 and HS9 of the Adopted Chorley Borough Local Plan Review.

(c) B2:06/00850/CB3 - Land South of Vertex Training and Conference Centre, Little Carr Lane, Chorley

Application No: 06/00850/CB3
 Proposal: Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31 ha)

Location: Land South of Vertex Training and Conference Centre, Little Carr Lane, Chorley PR7 3JT

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Eric Bell, and subsequently **RESOLVED to recommend the Council to grant planning permission.**

(d) B3:06/00851/CB3 - Land 20m South of 24 - 26, The Bowers, Chorley

Application No: 06/00851/CB3
 Proposal: Creation of an access road, off the proposed Eaves Green Link Road (site area 0.27ha)

Location: Land 20m South of 24 – 26 The Bowers, Chorley

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED to recommend the Council to grant planning permission.**

(e) B4:06/00857/FUL - Royal Umpire Caravan Park, Southport Road, Ulnes Walton

Application No: 06/00857/FUL
 Proposal: Erection of dwelling for staff (to replace wardens flat and staff caravans).

Location: Royal Umpire Caravan Park, Southport Road, Ulnes Walton, Leyland

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Chris Snow, and subsequently **RESOLVED (11:1) to refuse planning permission for the following reason:**

1. The proposed development is considered to be inappropriate development within the Green Belt and no very special circumstances have been submitted which indicate why planning permission should be granted. Consequently the proposed development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan and PPG2 Green Belts.

(f) B5:06/00908/OUT - Land South of Copper Works Wood, West of Gillibrand North and West of Clover Road, Chorley

Application No: 06/00908/OUT
 Proposal: Outline application for enhancement of shopping area to include use classes A1, A2, A3 and A5 and relocation of community centres.

Location: Land South of Copper Works Wood, West of Gillibrand North and West of South Clover Road, Chorley

Decision:

This item was deferred to allow consultation with the public on exploring the possibility of an alternative site.

(g) B.6:06/00926/FUL - Playing Field, Great Greens Lane, Bamber Bridge

Application No: 06/00926/FUL
 Proposal: Provision of multi-use games area (30m X 15m).
 Location: Playing Field, Great Greens Lane, Bamber Bridge

Decision:

It was proposed by Councillor Shaun Smith, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED to grant 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.

06.DC.61 A REPORT 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: 06/00726/FUL
 Proposal: Formation of Sand Paddock
 Location: Land 70m North of 6 Ellerbeck View, Castle House Lane, Adlington
 Decision: Planning permission granted

Application No: 06/00772/FUL
 Proposal: Erection of single storey side extension to existing industrial unit
 Location: Unit T4, Towngate Works, Dark Lane, Mawdesley
 Decision: Planning permission granted.

Application No: 06/00803/FUL
 Proposal: Proposed three horse stable block and tack room
 Location: Cam Lane Cottage, Cam Lane, Clayton-Le-Woods, Chorley
 Decision: Planning permission granted

Application No: 06/00848/FUL
Proposal: Conversion from dwelling to three flats
Location: 7, Railway Road, Adlington, Chorley
Decision: Planning permission granted

Application No: 06/00950/FUL
Proposal: Erection of replacement dwelling
Location: Oldfields, Railway View, Croston
Decision: Planning permission granted

RESOLVED – That the reports be noted.

06.DC.62 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 07 AUGUST 2006 AND 8 SEPTEMBER 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.

Chair

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| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 17.10.2006 |

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 11 September 2006 and 29 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 Chorley Health Food Store Ltd against the refusal of planning permission for replacement of existing shopfront and re-location of entrance door at 18 New Market Street, Chorley (App. No. 06/00447/FUL)
- 5 Appeal by Gilling Dodd Architects against the refusal of listed building consent for single storey building to the rear of Cruck Barn at The Cruck Barn, Duxbury Park, Duxbury Hall Road, Chorley (App. No. 06/00555/LBC)
- 6 Appeal by Gilling Dodd Architects against the refusal of planning permission for single storey building to the rear of Cruck Barn at The Cruck Barn, Duxbury Park, Duxbury Hall Road, Chorley (App. No. 06/00554/FUL)
- 7 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 (App. No. 06/00529/FUL)



PLANNING APPEALS DISMISSED

- 8 Appeal by Mr & Mrs T M Stobbs against the refusal of planning permission for the erection of agricultural workers dwelling at Bramblewood Nursery, Wigan Lane, Heath Charnock (App. No. 05/00217/FUL)
- 9 Appeal by Mr & Mrs S Mawdesley against the refusal of planning permission for the change of use of land from residential to caravan storage area at Park View, Runshaw Lane, Euxton (App. No. 05/00198/COU)

PLANNING APPEALS ALLOWED

- 10 Appeal by Mr T Stobbs against the refusal of planning permission for continued temporary use of land for the siting of a residential mobile home for a period of 2 years for occupation by agricultural worker at Bramblewood Nursery, Wigan Lane, Heath Charnock (App. No. 05/00536/COU)
- 11 Appeal by C Tec Research and Development against the refusal of planning permission for removal of condition No 8 of planning approval Ref 05/00015/FUL relating to obscure glazing in the front elevation first floor windows at Towngate Works, Dark Lane, Mawdesley (App. No. 06/00333/FUL)
- 12 Appeal by Mr S J Wignall against the refusal of planning permission for demolition and rebuild of existing workshop at Jumps Farm, 147 South Road, Bretherton (App. No. 06/00035/FUL)

RECOMMENDATION(S)

- 13 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 | 14/9/06 | 06/00447/FUL | Union Street Offices |
| " | 20/9/06 | 06/00555/LBC | " |
| " | 20/9/06 | 06/00554/FUL | " |
| " | 22/9/06 | 06/00529/FUL | " |
| " | 15/9/06 | 05/00217/FUL | " |
| " | 15/9/06 | 05/00198/COU | " |
| " | 20/9/06 | 05/00536/COU | " |
| " | 15/9/06 | 06/00333/FUL | " |
| " | 20/9/06 | 06/00035/FUL | " |
| " | 21/9/06 | | |
| | | | |

| Report Author | Ext | Date | Doc ID |
|----------------------|------------|-------------|-----------------|
| Louise Taylor | 5346 | 5/10/06 | ADMINREP/REPORT |

Report

| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 17.10.2006 |

PLANNING APPLICATIONS AWAITING DECISION

| Item | Application | Recommendation | Location |
|------|-----------------|--|--|
| A. 1 | 06/00674/REMAJ | Permit Full Planning Permission | Site 4 Buckshaw Avenue Buckshaw Village Euxton Lancashire |
| A. 2 | 06/00846/FULMAJ | Permit Full Planning Permission | Land At Rear Of 139 To 157 School Lane Brinscall Lancashire |
| A. 3 | 06/00892/COUMAJ | Refuse Full Planning Permission | Long Fold Farm North Road Bretherton Lancashire PR26 9AY |
| B. 1 | 06/00598/FUL | Permit Full Planning Permission | 10 Dark Lane Whittle Le Woods Lancashire PR6 8AE |
| B. 2 | 06/00809/FUL | Permit Full Planning Permission | Elmhurst Farm 208 Preston Road Coppull Lancashire PR7 5EB |
| B. 3 | 06/00915/FUL | Permit retrospective planning permission | Bramblewood Nursery Wigan Lane Heath Charnock Lancashire PR7 4DD |

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| | | |
|---------------------|---|--|
| Item | 06/00674/REMAJ | Permit Full Planning Permission |
| Case Officer | Mrs Nicola Hopkins | |
| Ward | Astley And Buckshaw | |
| Proposal | Reserved Matters Application for the erection of 21,563 Sq m building for B2/B8 use with ancillary parking areas and landscaping, | |
| Location | Site 4 Buckshaw Avenue Buckshaw Village Euxton Lancashire | |
| Applicant | Helioslough Ltd | |
| Proposal | <p>The proposal is a reserved matters application by Helioslough Ltd for the erection of an industrial building to include ancillary offices and associated access, car and lorry parking, hardstanding and landscaping on Site 4 of the Strategic Regional Site (SRS). Outline Planning Permission was granted for the Strategic Regional Site in December 2004 (04/00882/OUTESM).</p> <p>The site has an area of 3.92 hectares and will be accessed from the link road proposed within the outline application. The link road has been completed and connects the A6, Preston Road, with Buckshaw Village</p> <p>The building is a warehouse style building extending to 14.36 metres in height (to the top of the parapet). The building is approximately 168 metres long by 120 metres wide. Internally the building provides 18,971 square metres of warehouse space with ancillary offices located on two floors providing 1,728 square metres of floor space and 864 square metres of storage space.</p> <p>The building will be clad in waveform microrib cladding in metallic silver, horizontal sinusoidal cladding in 'Aquarius' metallic blue, curtain walling/ window frames in dark grey metallic aluminium and blue tinted 'antisun' glazing. The roof is set behind a deep overhanging parapet, having feature columns to the primary elevation, which faces the link road and contains the office element with main pedestrian access.</p> <p>To the front of the building there will be a car park with sufficient space for 101 vehicles. To the west of the building there is a service yard with parking for 26 HGVs and access to 20 delivery bays. There will be structural planting between Unit 4 and the adjacent developments, which will be in excess of 20 metres. This has already been granted planning permission as part of the approved schemes for Units 2 and 6/8. The northern elevation is further reinforced with additional tree planting between the staff car park and lake, plus shrub planting and quality hard surfacing to complement the office element of the building and define the primary pedestrian access.</p> <p>The future occupier of the property is unknown and the application is made on a speculative basis. The unit will be actively marketed</p> | |

to users from within either Use Class B2 (General Industrial) or Use Class B8 (Storage and Distribution). Without a known occupier it is difficult to provide an accurate indication of the number of jobs, which will be provided. However using English partnerships 'Employment Densities' guide it is estimated that the unit will provide between 280 and 660 jobs.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). Other relevant policies include:

Chorley Borough Local Plan Review:

- GN5 – Building Design
- EM1A – Regional Investment Site
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site
- Access and Parking SPG

Planning History

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – Approved December 2002.

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

04/00882/OUTESM - Outline application for employment development including full details of a link road – Approved December 2004.

06/00589/REMAJ - Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – Approved September 2006

06/00590/REMAJ - Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha) – Approved September 2006

06/00601/REMAJ – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – Approved July 2006

06/00602/REMAJ – Site 3- Reserved Matters Application for the

erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping- Approved July 2006.

Representations None received

Consultations **The Environment Agency-** have no objection in principle to the proposed development although they do wish to comment that the remediation of Plot 4 of the Strategic Regional Site has been validated by BAE Systems and reviewed by the environment Agency in August 2006. No further work with respect to risks to controlled waters in required on Plot 4.

United Utilities- have no objection to the proposal providing that the site is drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/soak away/surface water sewer and may require the consent of the Environment Agency.

United Utilities also states that it is their policy not to adopt SUDS (Sustainable Urban Drainage System) structures. United Utilities will only consider the adoption of surface water sewers draining to a balancing pond when:

- The Local Authority takes responsibility for the maintenance of the pond.
- The freehold of the land is transferred to the Local Authority.
- United Utilities is provided with a deed of "Grant of Rights" to discharge into the pond.
- Measures are taken to prevent flooding.
- A legal agreement is in place.

Lancashire County Council's Highway Section have no objections in principle to the development however the developer has not addressed parking or travel plan issues.

The plans only indicate 8 mobility parking spaces. There should be secure long stay cycle provision in the form of a shed or individual cycle lockers.

There appears to be no mention of a travel plan in the submission nor does the outline permit appear to refer to a travel plan.

Network Rail has no objection to the principle of the development but has suggested some requirements, which must be met as the development is in close proximity to the railway.

Where parking or vehicle manoeuvring areas are proposed adjacent to the boundary with the railway an Armco or similar barrier should be provided along with a fence of at least 1.8 metres high

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property.

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated.

South Ribble Borough Council have no objections

The Director of Streetscene, Neighbourhoods and the Environment have no comments to make regarding the proposal.

Lancashire County Council's Director of Strategic Planning and Transport has raised the following points:

- The Section 106 Agreement associated with the Outline Planning Permission required no less than 40% of the site, by area, to be used for High Quality Generic Manufacturing Uses and Knowledge Based Industry. This application does not state it will contribute to such uses. It is a concern that as yet no applications for this use have come forward but is satisfied that this application along with the previously approved applications would not preclude 40% of the site.
- It is considered that a travel plan for the whole of the Regional Investment Site is needed and there should be a more strategic travel plan for this application
- The parking levels proposed accord with the JLSP however there is no provision for motorcycles/bicycles and the mobility parking spaces are below the suggested standards.
- Using the methodology set out in the draft policy paper on Planning Obligations in Lancashire a developer contribution of £571,802.10 would be sought towards transport improvements. However in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is considered that the only improvements required relate to the funding of a bus service.
- It is therefore recommended to seek funding of a minimum £700,000 from the broader Regional Investment Site.
- Contributions from this development should be integrated with proposals under the Section 106 agreement for the Buckshaw Village Site.

Assessment

Principle of the use

The site constitutes plot 4 on the Regional Investment Site identified in Regional Planning Guidance for the North West. This designation is carried through into Policy 15 of the Joint Lancashire Structure Plan which states that land will continue to be allocated at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry. The policy also requires development to have high standards of development quality, urban design, and landscaping and energy conservation co-ordinated by a master plan. The designation is further carried through to the Chorley Borough Local Plan Policy EM1A which reserves land for strategic investment of regional significance, and lists a number of criteria that proposal should comply with including the scale of development, impact on surroundings and nearby occupiers, satisfactory vehicular access, occupation by a limited number of occupiers, comprehensive planning for the site as a whole, and safe links for pedestrians and cyclists.

This site constitutes 3.92ha, which equates to approximately 7.5% of the RIS. The use is a mixture of B1 ancillary office use and either B2 (General Industrial) or B8 (Storage and Distribution) Policy 15 advises that the RIS should be used primarily for generic manufacturing uses and knowledge based industry, the B8 element of this proposal does not fit within this description, however the S106 Agreement forming part of outline planning permission requires not less than 40% of the overall site to be used for High Quality Generic Manufacturing use and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold. When added to the B8 element already permitted and nearly completed on Site 1 for LEX, the speculative B2/B8 application on plot 3 and plot 2 and the Wolseley RDC on plots 6/8 the proposal will result in just less than 53% of the site being used for B8 and therefore does not conflict with Policy 15. The proposal is therefore still within the terms of the S106 requirements but would mean all subsequent plots would need to constitute predominantly generic manufacturing use and knowledge based industry.

Green belt issues

Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Chorley Borough Local Plan Review show this site to be within the Green Belt. Policy DC1 advises that planning permission will not be granted, except in very special circumstances for development other than agriculture, forestry, recreational facilities, cemeteries, the re-use of buildings, replacement dwellings and affordable housing in certain circumstances, and the redevelopment of Major Developed Sites in accordance with Policy DC6. The application site is within the Major Developed Site designation.

Policy DC6 contains a number of criteria that the redevelopment of Major Developed Sites should address. These advise that the development should not have a materially greater impact than the existing use on the openness of the Green Belt; that it is in scale and keeping with the main features of the landscape; that it does not exceed the height of the existing buildings; that it contributes to the objectives for the use of land in Green Belts; that the appearance of the site is maintained or enhanced in the context of a comprehensive long term plan; the buildings are of permanent construction; and the buildings do not occupy a larger area than the buildings they replace.

The landscape of the Royal Ordnance site is essentially a very artificial one, having been subject to massive earth movements to form underground bunkers and blast mounds with a variety of buildings and infrastructure. Much of the site has now been cleared and re-mediated, which because of the previous use of the site has required the reforming of the landscape as part of the remediation process. The site has also been closed to public access for more than 60 years. The proposed height of building (14m) will exceed the highest previous buildings on the site, which were around 10m high. However, I am satisfied that the form of development shown as part of the overall Master plan for the RIS detailed in the Outline application (04/00882/OUTMAJ), with vistas containing large open water features, the quality of the landscaping design proposed, the introduction of public access by

road and an extensive network of recreational routes, will ensure that this proposal accords with the intentions of Policy DC6.

I am satisfied that this does not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design and Layout

In accordance with Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Adopted Chorley Borough Local Plan Review development on this site is required to achieve a high standard of development quality and urban design. Policy EM2 of the Adopted Chorley Borough Local Plan Review relates to new industrial/business development. The Policy sets out certain criteria, which proposals for this type of development should meet. These include the site layout, future nearby uses, the impact on the surrounding area, access to the site, screening/ landscaping, energy conservation, crime issues and surface water and drainage.

The application site will be occupied by a large building area of hardstanding, for car parking and a service yard and areas of landscaping. The design of the building includes the use of different materials and elevational treatments, which break up the bulk of the building. The design of the building is of a higher standard than would be expected for this type of building. The site fully accords with the Master plan submitted with the Outline Planning application. Conditions will be attached requiring the submission of materials prior to the commencement of development on site this will enable controls over the quality of materials to be used.

United Utilities consultation response refers to SUDS and the fact that it is not their Policy to adopt these kinds of structures. The SUDS, however, are outside the application site and form the lakes along the link road. These structures have already been approved and are currently under construction. They do not form part of this application and therefore aren't under consideration.

Environmental and landscape impacts

The application incorporates landscaping around the building. To the front of the building there will be landscaping along the link road which will be carried out under the provisions of the Outline Planning Application and has commenced. The front elevation will be reinforced with additional tree planting between the staff car park and lake plus shrub planting. Landscaping will be provided between the application site and the neighbouring units, which will be in excess of 20 metres wide and has already been approved as part of the planning application at Plot 2 and Plots 6/8.

In terms of the noise impact of the building it is considered that the property is a sufficient distance away from noise sensitive properties to ensure that there will not be an unacceptable level of noise disturbance. The proposal therefore complies with Policy EP20. Network Rail have raised concerns in respect of lighting at the site as lights have the potential to dazzle train drivers on the nearby railway line. A condition will be attached to provide lighting details, which will ensure the lighting complies with Policy EP21A.

Transportation and Highways

The site will be accessed off the link road, which connects the A6 to Buckshaw Village. This highway has already been completed.

Lancashire County Council's Highway Section have commented that they do not have any objections to the principle of the development. However concerns were raised about the amount of mobility parking spaces proposed, the fact that the proposal does not incorporate cycle parking facilities and the fact that no travel plan has been submitted.

Policy 7 of the Joint Lancashire Structure Plan sets out the levels of parking expected to be provided for new developments, this includes mobility parking spaces. The level shown on the submitted plans is below the required standards. The plans have been amended to incorporate an increase in mobility parking spaces and the provision of cycle parking.

In respect of the travel plan the application is made on a speculative basis and the end user is not yet known. It is therefore difficult to provide a travel plan at this stage. A condition will be attached to the recommendation requiring the submission of a travel plan when the future occupy has been decided.

Lancashire County Council's Strategic Planning and Transport Section have commented on the need for a commuted sum for public transport provision however there was no such requirement at the outline application stage and it would be unreasonable to introduce such a demand now at reserved matters stage.

The amended plans incorporate an adequate number of mobility parking spaces and cycle parking and therefore satisfy the concerns raised by the Highways Engineer. I am satisfied that the proposal complies with Policies TR4 and TR18 of the Adopted Chorley borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.

Conclusion

This is a speculative proposal and will provide between 280 and 660 new jobs depending on whether the end user is B2 or B8. It will further development of the Regional Investment Site and fulfill the objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions attached

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 approved plans are:

| Plan Ref. | Received On: | Title: |
|-------------|---------------------------------|---------------------------------------|
| 1224-PL401B | 28 th September 2006 | Warehouse GA |
| 1224-PL400A | 5 th September 2006 | Masterplan |
| 1224-PL402A | 18 th August 2006 | Proposed Elevations |
| 1224-PL403 | 17 th August 2006 | Ground and First Floor Office Plans |
| 1224-PL404 | 17 th August 2006 | SF Office Plan |
| 1224-PL405 | 17 th August 2006 | Detailed Elevations and Sections |
| 1224-PL406 | 17 th August 2006 | Proposed Site Sections and Elevations |
| 1224-PL407 | 17 th August 2006 | Warehouse Sections |

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

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details. Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times. Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details. Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

6. Prior to the first use of the development hereby permitted, a Business Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority. Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

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

protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interest of the appearance of the locality and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

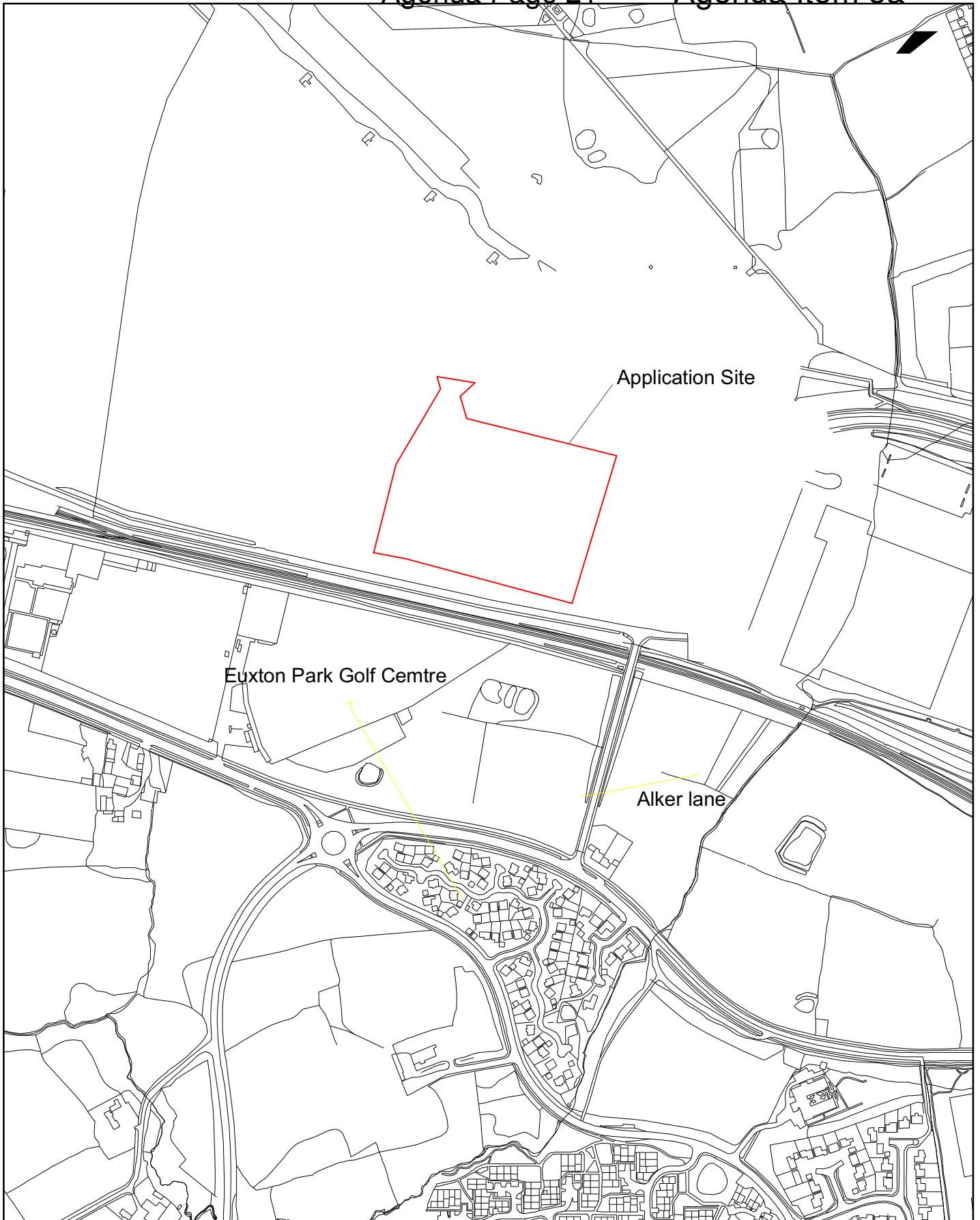
10. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials. Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details. Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

12. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles. Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

13. Before the development hereby permitted is first occupied details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details. Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

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Chorley Borough Council

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Application No.
06/00674/REMMAJ

Grid Ref:
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N: 419736

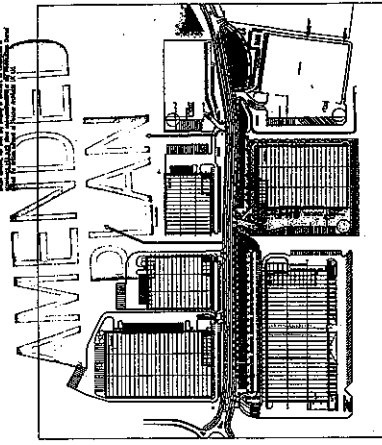
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SITE LOCATION PLAN @ 1:5000

SCHEDULE OF AREAS

| Does Internal Areas | |
|------------------------|-----------------|
| Warehouse | 264,522 sq.ft |
| PP Office | 4,200 sq.ft |
| PP Office | 5,200 sq.ft |
| Second Machine Storage | 8,200 sq.ft |
| TOTAL | 282,122 sq.ft |
| SITE AREA | 8.8 |
| DENSITY | 31,923 sq.ft/ha |

CHORLEY BOROUGH COUNCIL
 5 SEP 2006
 APPLICATION NO. 10/01434/01
 REVOLUTION PARK, CHORLEY
 UNIT 4 - WAREHOUSE GA
 REV A 21.06.07 SCHEDULE AMENDED 2.07

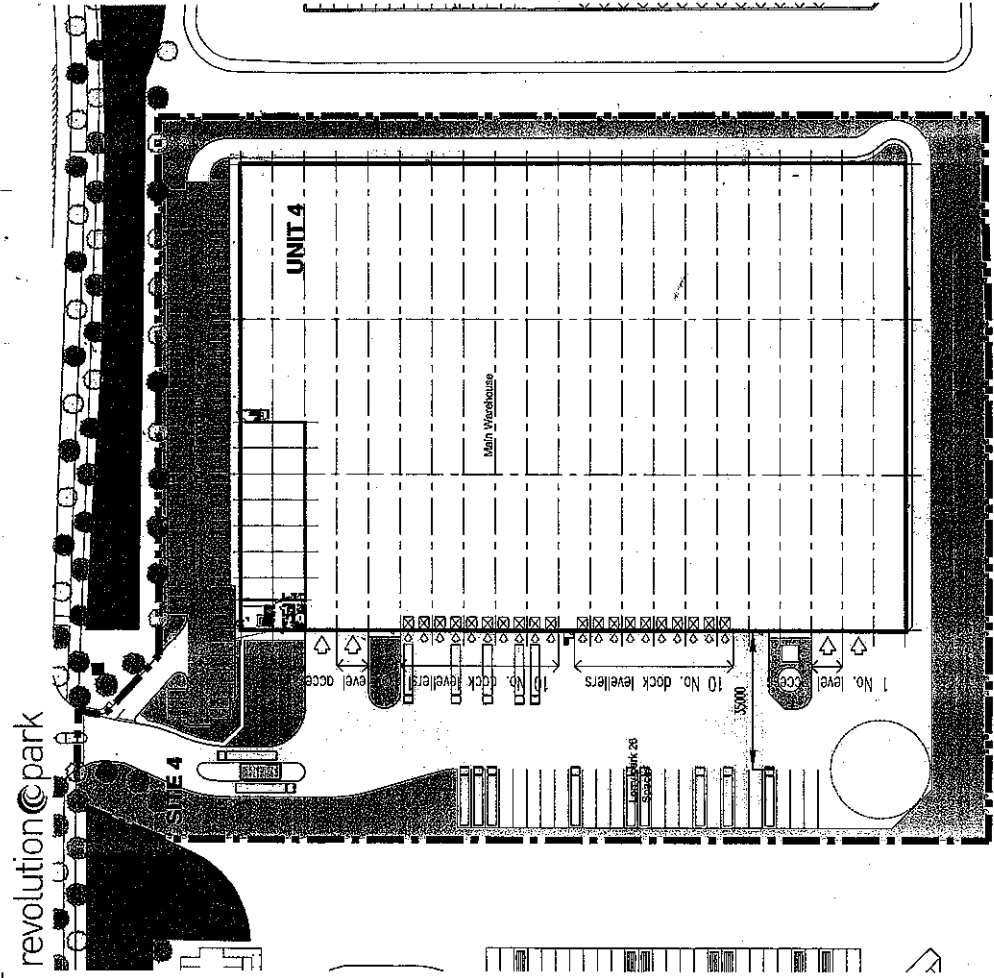


Fletcher Architects
 Designers & Planner Partners



| PROPOSED DEVELOPMENT DEVELOPER/CLIENT | |
|---------------------------------------|---|
| NAME | HELIOSLOUGH |
| ADDRESS | 100, WILKINS ROAD, CHORLEY, LANCASHIRE, PR6 7JG |
| DATE | 11.11.2005 |
| SCALE | 1:1000 @ A3 |
| DRAWN BY | MARK COOPER |
| CHECKED BY | MARK COOPER |
| DATE | 11.11.2005 |
| PROJECT NO. | 1224 - PL401 A |

SCALE 1:1000 @ A3



UNIT 4 - WAREHOUSE GA
 REVOLUTION PARK, CHORLEY

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 Director of Development and Regeneration
 Chorley Borough Council

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| Application No. 06/00674/REMAJ | Grid Ref. E: 357410 N: 419736 | Scale: | A.1 |
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|-------------------------|--|---|
| Item A. 2 | 06/00846/FULMAJ | Permit Full Planning Permission |
| Case Officer | Mr David Stirzaker | |
| Ward | Wheelton And Withnell | |
| Proposal | Change of use of an existing informal kick-around space(located to the rear of Brinscall St John's Primary School) into a new 11 side football playing pitch | |
| Location | Land At Rear Of 139 To 157 School Lane Brinscall Lancashire | |
| Applicant | Brinscall Village Football Club (BVJFC) | |
| Background | This application relates to an area of land extending to 1.3hectars to the south of St Johns C of E Methodist Primary School. The land is presently used as an informal playing/kick about area and is allocated under Policy LT14 as a site of important recreational value. | |
| Proposal | It is proposed to create a new football pitch. The pitch will require cut and fill works to form a level playing surface whilst it is also proposed to install a new system of land drainage with outfall to an existing open ditch to the southeast of the pitch. The pitch will be used by Brinscall Village Football Club and will be made available to local schools. The use of the pitch will commence at 10am and will finish at 8pm. Access to the site is from school lane via an existing hardcore track which is gated. There will not be any vehicular access to the pitch apart from maintenance vehicles as is the existing situation. The existing car parking and changing facilities will be made use of at the cricket club on the on the other (eastern) side of School Lane. | |
| Applicants Case | The applicant (Brinscall Village Football Club) state that the pitch is needed to underpin the long term sustainability of the club, which now provides football training opportunities for more than 180 children. The clubs intention is that the pitch will be made available for use by the areas seven local schools. | |
| | The application is the culmination of a partnership project, which includes the Council as the land is being offered with a 20 year lease to the club by the Council to underpin the use of the pitch and as a minimum requirement for the Football Foundation funding purposes. | |
| Policy | DC1 - | Development in the Green Belt |
| | TR4 - | Highway Development Control Criteria |
| | Policy 7 - | Parking Standards – Joint Lancashire Structure Plan |
| | LT14 - | Public, Private, Educational & Institutional Playing Fields, Parks and Other Recreational Open Spaces |
| | PPG2 - | Green Belts |
| Planning History | The site has not been the subject of any recent planning applications. | |

Representations

A total of 9 letters of objection have been received from the occupiers of residential properties adjacent to the site. The contents of these letters can be summarised as follows: -

- There are current problems with flooding on the site and whilst the plans show that new drainage is proposed, it is not clear where the excess water is to be diverted to and residents have previously requested that the Council dig a drainage outlet to remove excess flood water
- What will happen to the remainder of the land in terms of drainage and it is doubtful that the current drainage outlet would be able to cope with the additional water flow
- Who will be responsible for the area outside of the pitch
- Water run off from the pitch is extremely likely to collect outside of, if not in the garden areas of adjacent properties
- Will access to the field be granted to members of the public whilst work takes place and once it is completed
- If the drains are made redundant, this may cause the demise of the drainage structure and may cause structural damage to the property hence the new proprietors should take full responsibility for the drainage channel in its entirety and secure suitable insurance should damage be caused
- There should be no change to the availability of the field for use by members of the public and dogs are not to be banned and dog waste bins to be sited around the field
- Waste disposal bins should be placed around the site and no permanent or portable structures are to be affixed in the site
- Design of the pitch should not change outlook from properties on School Lane through land fill
- Will all weather pitches be added in the future and will they require planning permission
- A loss of privacy would occur and there would be increased levels of noise and accompanying disturbances not only from players but from accompanying parents and adults and the pitch is to be used 7 days a week
- Who is going to be responsible for the drainage and cutting the grass
- There are not sufficient parking facilities available and the pitch will make the existing highways problems worse
- The pitch is not needed as Brinscall Football Club already have 3 fields on which they play and train
- Any damage or disruption caused by the football club should be put right at their expense and if the pitch is used to its maximum, floodlighting will be required
- If the application goes ahead, is there a further plan to increase existing facilities and is there a plan to install a traffic control pelican crossing as the football season is during the winter months and dark nights
- Have calculations been made to take into account the volume of water that on very wet rainy days will have on the properties down stream from the pitch

Consultations

LCC (Highways) raise no objections.

The Director of Streetscene, Neighbourhoods and Environment raises no objections to the application.

No objections from The Ramblers.

The Council's Greenspace Co-ordinator offers full support for the proposal as the existing site is unusable due to poor drainage and ground conditions and the new pitch will enhance sports provision for the entire village and benefit the wider sporting community.

LCC (Ecology) raise no objections to the application.

United Utilities have been forwarded copies of the objection letters regarding drainage issues but do not raise any objections to the application.

The Environment Agency have also been forwarded copies of the objection letters regarding drainage and recommend the imposition of a condition requiring the applicant to submit a scheme for the provision and implementation of a surface water regulation system restricting surface water runoff to existing rates for approval by the Council in liaison with the Environment Agency. This will ensure the amount of water entering the ditch will remain at existing levels.

The Architectural Liaison Officer raises no objections to the application.

Assessment

The main issues relating to this application are impact on the openness of the Green Belt, residential amenity, drainage and highway safety.

Turning to the first matter, the football pitch is a facility for outdoor sport and recreation and is therefore in line with the objectives of PPG2 and Policy DC1 of the Chorley Borough Local Plan Review in that subject to it not reducing the openness of the Green Belt, in principle, the development is acceptable. The formation of the new football pitch will require some manipulation of the ground levels in the form of a cut and fill operation. The applicant has submitted indicative cross sections to show the existing and proposed levels. Whilst the landform will obviously change, the works detailed on the indicative plans are not unduly excessive and the pitch will still be contained within the existing field boundaries hence it will not impact unduly on the wider landscape. The application does not propose any floodlighting nor does it propose any additional buildings or structures. The existing field boundaries, which comprise of hedges and trees, are being retained with the only works being the clearing of the access into the site from School Lane. On this basis, it is not considered that the formation of the football pitch will result in detrimental harm to the open and rural character of the Green Belt and is therefore in line with the objectives of PPG2 and Policy DC1 of the Local Plan Review.

Turning to the issue of residential amenity, the position of the football pitch over that of the existing informal kick about area is being moved towards the south eastern site boundary. The pitch will at its nearest point, be approx. 54m from the residential properties on School Lane. In terms of the objections received citing noise and disturbance, the site is already used as a playing field and is also available to members of the public for recreational purposes and there is nothing to stop football matches being held on the pitch as existing. It is acknowledged that the holding of organised football games and training sessions will inevitably lead to an increase in noise and disturbance at specific concentrated times. However, the pitch is further away from the properties than

the kick about area and when matches are taking place, spectators normally stand along the sidelines facing the pitch hence those watching the game on the side of the pitch nearest School Lane will have their backs to the properties. Any spectators on the opposite side of the pitch will be facing the properties on School Lane but will be approx. 100m away. It is considered that on balance, this distance is sufficient to ensure the occupiers of the properties on School Lane will not experience a detrimental loss of residential amenity by virtue of overlooking and noise disturbance.

In terms of drainage, numerous objection letters have been received from local residents citing concerns in relation to the additional water that will drain to the ditch at the south eastern end of the site. Many residents are concerned that the additional water will lead to problems with flooding and several residents are particularly worried as the ditch is culverted through their gardens. This being the case, the objection letters raising these matters were sent to United Utilities and the Environment Agency and the application has been discussed with both parties. United Utilities have not raised any objections to the application. However, the Environment Agency have recommended that a condition be attached to the permission requiring the applicant to submit a scheme for the provision and implementation of a surface water regulation system that restricts water runoff to existing rates. Such a scheme would ensure that the amount of water running into the ditch would remain as per the existing rates so as not to exacerbate the risk of localised flooding as a result of the football pitch. On this basis, it is considered that the matter can be suitably controlled through the use of such a condition hence the proposal is considered to accord with Policy EP18 of the Local Plan Review.

With regards to Highway matters, users of the football pitch will utilise the existing parking and changing facilities at the cricket club on the eastern side of School Lane. Access to the pitch will be on foot from the car park using the cleared access from School Lane in the northern corner of the site. Numerous objections have been received from the occupiers of the properties on School Lane and one in particular refers to the need for a risk assessment to be undertaken by the statutory agencies. Given the nature of this letter, a copy was forwarded to LCC (Highways) and a response was received stating that there are no Police records showing accidents have taken place between the Harbour Lane junction and Dick Lane in the village. It is also stated that at this location, School Lane is the subject of Traffic Regulation Orders prohibiting waiting at any time on both sides of the road. It is concluded that a highways objection could not be substantiated. On the basis of the comments received from LCC (Highways), no objections are raised in relation to the impact of the development on highway safety.

Conclusion

It is considered that the proposed football pitch is an acceptable form of development in that it meets with the objectives of the requisite planning policies and as such, it is recommended that planning permission be granted.

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

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system restricting surface water runoff to existing rates has been submitted to and approved in writing by the Local Planning Authority in conjunction with the Environment Agency. The scheme shall be fully completed in accordance with the approved details prior to first use of the football pitch and retained at all times thereafter.

Reason: To reduce the increased risk of flooding and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until full details of the upgrade works to the pedestrian site access from School Lane (notwithstanding any such detail shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The access upgrade works 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

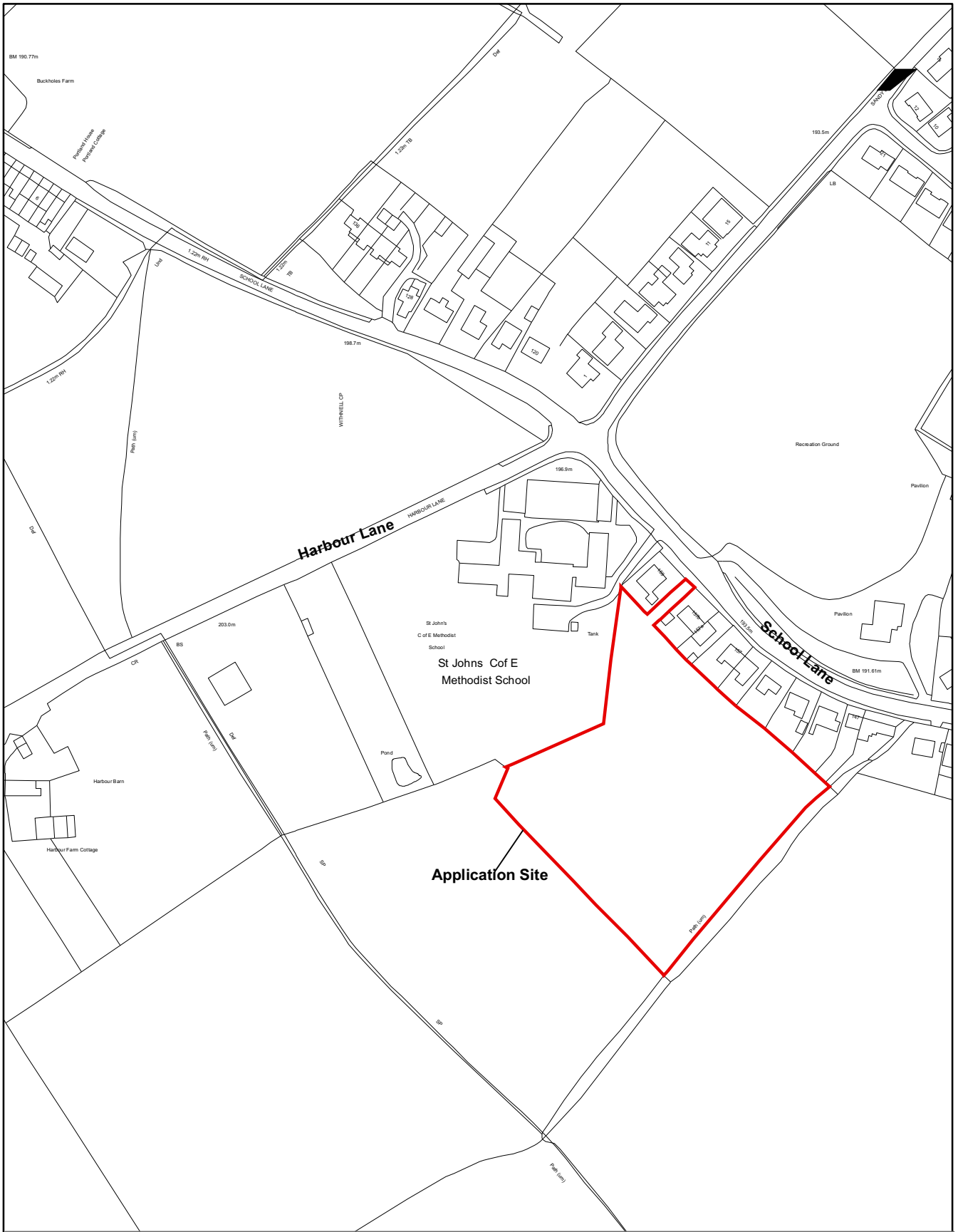
5. No vehicular access shall be permitted to the site via the existing access between 157B and 159 School Lane other than for maintenance vehicles associated with the football pitch. The access shall only be used by pedestrians.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no fences, walls, means of enclosure or external illumination shall be erected on any part of the site.

Reason: To protect the open and rural character of the Green Belt and in accordance with Policy DC1 of the Adopted Chorley Borough Local Plan Review.

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 Chorley Borough Council

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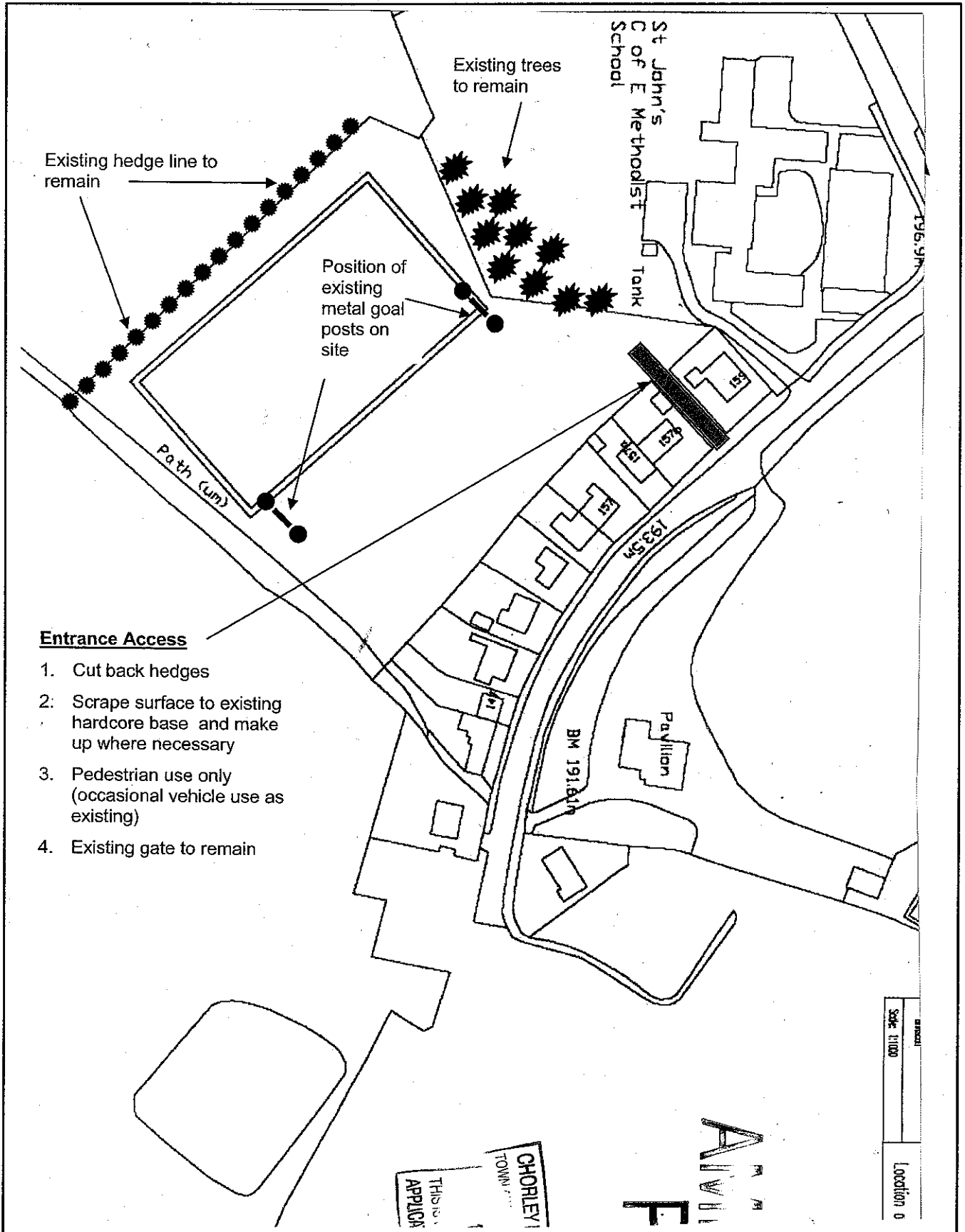
Application Number:
06/00846/FULMAJ

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Agenda Item No.
A. 2

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Entrance Access

1. Cut back hedges
2. Scrape surface to existing hardcore base and make up where necessary
3. Pedestrian use only (occasional vehicle use as existing)
4. Existing gate to remain

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 Chorley Borough Council

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Application Number:
06/00846/FULMAJ

Grid Ref:

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Agenda Item No.

A. 2

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| | | |
|---------------------|---|--|
| Item | 06/00892/COUMAJ | Refuse Full Planning Permission |
| Case Officer | Caron Taylor | |
| Ward | Lostock | |
| Proposal | Change of use of agricultural land to a taxiway for Microlights (below 450kg) and Very Light Aircraft (below 600kg), access from North Road, Bretherton, retention of a portacabin for office/toilet facilities and carparking (the rest of the development is within South Ribble Borough). | |
| Location | Long Fold Farm North Road Bretherton Lancashire PR26 9AY | |
| Applicant | Mr A Pope | |

Background: Long Fold Farm is a 162ha arable and grassland unit forming part of the Tarleton Estate Ltd. The Pope family has held the farm under an Agricultural Holdings Act Tenancy since 1954. It is situated to the north of North Road, Bretherton and is accessed down a track off North Road (B5428).

The site at Long Fold Farm is unusual in that it is bisected by the boundary between Chorley Borough and South Ribble Borough. This application is part of a an overall proposal for two intersecting grass airstrips for microlights (below 450kg) and very light aircraft (below 600kg), accessed from North Road, Bretherton, retention of a portacabin for office/toilet facilities and carparking.

The intersecting grass airstrips themselves are within South Ribble Borough and an application for planning permission has been submitted to South Ribble Borough Council for this element, although it has not been determined to date.

This application therefore covers the parts of the proposal within Chorley Borough only. This includes the access from North Road into the site, the taxiway from the farmstead to the proposed airstrips, retention of a portacabin for office/toilet facilities and carparking.

A 2ha parcel of land for the taxiway (providing access to the airstrips from the farmstead) has been taken out of arable production, and is managed as permanent grassland, with car and trailer parking for visiting pilots within the farmstead. The portacabin on the site houses a toilet and will also be used as a small office to log flights and activity. The access to the farmstead from North Road will be via the existing farm access track.

With the exception of taking the taxiway (and airstrips in South Ribble) out of arable production, the applicant states that farm management will remain virtually unchanged.

Planning History: There is no planning history at the site, relevant to this application.

Planning Policy: PPG2: Green Belts
PPS7: Sustainable Development in Rural Areas

PPG17: Planning for Open Space, Sport and Recreation
Policy 6 adopted Joint Lancashire Structure Plan
DC1: Development in the Green Belt
LT10: Public Rights of Way
LT12: Golf, Outdoor Sport and Related Development
EM3: Farm Diversification
TR4: Highway Development Control Criteria

Consultations and Representations:

As the site straddles the Borough boundary with South Ribble, the consultations and representations received that specifically relate to the part of development within Chorley Borough (that is the subject of this application) are detailed in the relevant sections below.

Due to the nature of the proposals many of the consultations and representations received refer to the airstrips themselves within South Ribble Borough, and these have been forwarded to South Ribble Borough Council. However, for completeness the total number of representations received for the development as a whole is noted.

Consultations:

Lancashire County Council Highways

Whilst having no over-riding objections to a microlight and very light aircraft field in this location, the Development Engineer has a number of concerns relating to the access for the site.

Firstly, visibility currently available at North Road is substantially below the recommended standard in the critical lead direction with approximately 2m x 30m achievable past the existing hedgerows. There is also a wooden power set pylon creating an intermittent obstruction in this direction. To the left, current visibility is approximately 2m x 50m. While an appropriate level of visibility to the left can be achieved by appropriate hedgerow trimming or setting back, the best achievable major road distance in the lead direction, over land under the applicant's control, is only approximately 130m. The records show a combined 85%ile speed of 58 mph in the immediate vicinity of the access. The Development Engineer asks emphatically that the full major road visibility distance is provided at the access to give splays of 4.5m x 215m in both directions.

In addition, to facilitate entry to and exit from the highway would require that the access be widened to 5m for a distance of 15m from the edge of the carriageway of North Road and provided with 6m radii. The access is 250m long and approximately 3.2m wide with no passing places. There appears to be light but regular use of the access track by vans and other vehicles. Although it is accepted that the flying field is likely to be a relatively low traffic generator, there will be an increased likelihood of opposing vehicle conflict. At least one passing place, approximately half way along the access would be desirable to avoid the risk of opposing vehicles needing to reverse. If the application is to be approved the Development Engineer requests conditions be applied to ensure the above measures are implemented.

Bretherton Parish Council

Object to the application on the grounds that there will be an adverse impact on traffic generation and road safety. The access

from Longfold Farm onto North Road is potentially extremely hazardous. The proposed development would compound and accentuate the health and safety of all road users and pedestrians on this junction. The combination of a public footpath, slow moving vehicles with trailers and a national speed limit road with a long history of accidents would present an unacceptable risk.

Two public footpaths are in close proximity to the proposed application site. The applicant's suggestion to put signage on footpaths to warn walkers of low flying aircraft is not in keeping with rural ramblers health and safety.

It is considered that the development would detract from the character and appearance of the Green Belt and that the proposed development would be to the detriment of the character, setting and quality of the village of Bretherton and surrounding rural area.

The application states that it is 'not' for other commercial use. Is the intended farm diversification not a commercial venture? The Parish Council is concerned that this initial development would be the 'thin end of the wedge' and the potential for growth could be huge.

Croston Parish Council

Object to the application on the grounds of increased traffic, particularly with trailers, on minor roads may lead to problems

Ulnes Walton Parish Council

The proposals will result in an increase in traffic on already congested roads and the trailers used as transportation will create a nuisance.

Much Hoole Parish Council

Object to the application. There are public footpaths that cross the site and aircraft will be a significant hazard to the public. North Road is a busy link between the A59 and Leyland and an increase in traffic with trailers will cause safety hazards, not just from the trailers but the effect on other motorists, particularly as trailers approach or leave the landing site.

Ramblers' Association

Concerned that an increase in the amount of traffic along the access road will produce a hazard to walkers between the farm and North Road. The footpath through the farmyard and out to the northeast should be preserved. There is likely to be some loss of amenity due to the sound coming from the aircraft.

Country Land and Business Association (CLA)

The supporting documentation is dismissive of the impact on local communities both in terms of increase in traffic (with trailers), visual intrusion from parked cars and other equipment and general amenity. The CLA would suggest that the proposal is not in the spirit of the Green Belt legislation.

Campaign for the Protection of Rural England (Chorley District)

CPRE welcome sympathetic diversification of existing farmland in Chorley Borough. Such developments should have minimal visual intrusion into the traditional landscape of the area. Any noise and light pollution from such developments should also be minimised

by appropriate location, screening etc. At the lower limit of movements suggested in the proposal the impact on the local community should be minimal if conditions are set and adhered to. Higher levels of activity would be unacceptable and were unlikely to be achieved unless a regional or national event took place on the site. Any building associated with an approved permanent development should be of in keeping with the local farm buildings. CPRE welcome the environmental stewardship proposed for the farm.

Consultations with reference to the airstrips themselves have been received from NATS (National Air Traffic Services), Croston Parish Council, Much Hoole Parish Council, Bretherton Parish Council, Ulnes Walton Parish Council, Blackpool International Airport, Lancashire County Council Ecologist, Chorley Borough Council Environmental Services, HM Prison Service, English Nature, RSPB, West Lancashire District Council, The Ramblers' Association, Bretherton Endowed C of E School, Country Land and Business Association, the Campaign for the Protection of Rural England and Tarleton Parish Council. These have been forwarded to South Ribble Borough Council.

Representations: In total, 293 representations have been received at the time of writing the report. A copy of all representations has been forwarded to South Ribble Borough Council. Of this total, 126 letters refer solely to the airstrips themselves, the South Ribble part of the application. In addition a report has been received from a planning consultant who have been instructed by CABLA (Campaign Against Bretherton Light Aircraft), a group of residents in Chorley and South Ribble to object to the applications on their behalf.

167 letters of the objection received made reference to a part of the development within Chorley Borough as well as the airstrips. These can be summarised as:

- There will be an increase in traffic on North Road creating more noise;
- North Road already suffers from speeding traffic and is used by heavy goods vehicles and other traffic taking a route from the very busy A49 to the M6 and M61;
- Villagers are already trying to get the speed of the road reduced - more traffic won't help the road safety situation;
- The proposals will result in more accidents on North Road;
- The proposals will be detrimental to cyclists and horse riders on North Road;
- The proposals will increase the number of long/towing/turning vehicles on North Road, which are slower than normal traffic;
- The access to Long Fold Farm is poor and any changes to it will impact on the Green Belt being visually detrimental;
- The loss of hedgerows will impact on wildlife;
- North Road has very little footpath, and any increase in traffic will therefore be a danger for pedestrians;
- The site is in the Green Belt – the paraphernalia associated with the operation will impact on its openness;
- The proposals are incompatible with the farmhouse scene;
- The peace on the public footpaths would be shattered spoiling people's enjoyment of the countryside;

- The proposals would be a danger to walkers on the public footpaths, including on the access track and therefore discourage their use as there will be a conflict between walkers and towing vehicles;
- The storage of aviation spirit and flammable substances is dangerous;
- Loss of agricultural land;
- The movement of aircraft will be over land drains;
- Inadequate and misleading information has been supplied with the application;
- The harm caused by farm diversification outweighs the benefits to Longfold Farm;
- The contribution of the proposals to the rural economy would be small;
- It would be difficult to reject subsequent applications to expand;
- It would be detrimental to the welfare of nearby animals.

30 letters of support have been received. Again many of these refer to the airstrip generally, however, the issues raised relevant to this application can be summarised as:

- The proposed airstrips are in quite an isolated spot away from properties and the flights will go away from the village rather than over it;
- There will be no change to the landscape and therefore no wildlife disturbed;
- Having witnessed some of the crafts landing they were not intrusive and any noise was minimal;
- It is important we support one of the only working farms in the area. It is a difficult time for the agricultural industry. The proposals show great vision to help the local farmer carry on farming his land and bring in trade for the local businesses;
- The countryside is about enjoying the great outdoors and this will give more people the opportunity to do that;
- The portacabin is situated alongside existing buildings and the carpark is by the farm, therefore the proposals will hardly change the outlook at all;
- Tarleton already has lots of traffic and heavy vehicles passing through every day, a few light aircraft won't cause much of a problem;
- The taxiway can be returned to agricultural use if necessary;
- The open aspect of the countryside would not be compromised;
- The people objecting probably use air travel themselves from Manchester Airport in massive aircraft, which causes noise to residents in the area. It seems a case of 'not in my back yard'.

A letter has also been received from Lindsey Hoyle MP, which states there is strong opposition in the village and he shares residents concerns and asks that their views are given careful consideration when a decision is made.

Applicants Case: The applicant, Mr Pope, recognises the need to adjust his farming system in response to the present economics of agriculture. The downturn in agriculture has placed economic pressures on the business and alternative sources of income must be generated to

allow the business to remain viable, as returns from farm incomes have steadily declined since 1995.

Recent changes to the support system for UK farmers have seen the introduction of payments no longer based on production, but based on a flat rate per hectare. This has allowed a more extensive, but low input approach at the farm with more benign environmental impacts. Applications for both the Entry Level and Higher Tier of the Environmental Stewardship Scheme have been successful and annual payments are enabling Mr Pope to adjust his farming operations, enhancing the wildlife asset of the farm through the creation of habitats and food sources for a number of species.

Whilst the environmental incentives are designed to compensate for income foregone, due to the lower intensity of agricultural activity additional revenue is required to generate a sustainable income. To provide additional revenue, and maintain a viable business, diversification into non-agricultural activity is required, and Mr Pope has been approached to develop an airstrip for microlight aircraft. South Ribble Sport Aircraft Club has been operating from the site under the provisions of the Town and Country Planning (General Permitted Development Order) 1995, which allows for the temporary use of land for up to 28 days a year, to establish the suitability of the strip. This application and the one currently being dealt with by South Ribble Borough Council have therefore been submitted to allow the activity to operate beyond 28 days a year.

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.

PPG2 states five purposes of including land in Green Belts and it is therefore appropriate to assess if the application conflicts with these purposes. The proposals will not result in unrestricted sprawl of large built-up areas, the merging of neighbouring towns into one another or affect the setting and special character of an historic town. Regarding the purpose of assisting in urban regeneration, by encouraging the recycling of derelict and other urban land, the proposal requires an open area to allow the activities to take place. Therefore the proposal does not conflict with this aim.

The final aim of Green Belt policy is to assist in safeguarding the countryside from encroachment. Assessing the proposals against his criteria it is considered that they do not conflict with it. The carparking is to be within the existing farmstead and although a portacabin is to be used to provide a toilet and small office, no other buildings are proposed. PPG2 states that essential facilities for outdoor sport and recreation are appropriate in the Green Belt and gives examples of small changing rooms or small stables. Although the portacabin is considered similar to these in size, in

terms of Green Belt policy its form and design is incongruous with the rural area and therefore unacceptable to be sited in the Green Belt on a longterm basis. It is therefore inappropriate development in the Green Belt assessed against PPG2 and Policy DC1 of the adopted Chorley Borough Local Plan Review. It should be noted that the aircraft run on petrol, so no fuel storage is proposed.

The application does not propose any storage facilities for aircraft and if they were proposed in the future would require planning permission. The taxiway itself will be grassland and therefore would not conflict with Green Belt policy. It is proposed that the aircraft would be tailored into the site, and the storage of trailers or aircraft could be avoided by an appropriate condition.

However, although it is considered that the elements above within Chorley Borough do not conflict with Green Belt policy (apart from the portacabin/office), the access causes more concern. The Highways Authority (LCC) have stated the requirements that the access from North Road should meet as the existing visibility is substantially below the recommended standard. This includes the addition of extensive visibility splays, 4.5m back from the edge of the carriageway and 215m in both directions, as well as requiring the access be widened to 5m (from 3.2m) for a distance of 15m from the edge of the carriageway off North Road, and the provision of a passing place halfway down the track to the farmhouse.

The section of North Road where the access from Long Fold Farm joins the main road is characterised by a small pavement next to the road on the north side with hedges on both sides. Even if the required visibility splays could be achieved by the applicants (as part of the land required is not under their control to the east), it is considered that the necessary works would have a detrimental impact on the rural nature of North Road and the visual amenities of the Green Belt. It would be necessary to set the hedgerows back significantly and the Highways Authority would require a condition be applied to the permission that no fencing, wall, hedge, tree or shrub be erected within the splay area. It is considered that this would almost create a visual 'lay-by'. PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt, which although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. It is considered that the necessary upgrading of the access would alter the character of North Road and therefore have a detrimental impact on the visual amenity of the Green Belt contrary to PPG2.

It is also considered that the proposals are contrary to policy EM3 of the Local Plan - Diversification of the Rural Economy. One of the criteria of this policy is that sites should have adequate road access and developments should not reduce road safety or give rise to unsatisfactory traffic, parking or environmental conditions. As stated above, the current access is unsuitable and bringing it up to a suitable level would have a detrimental impact on the character of the area.

Public Footpaths

Public footpath number 6 (Bretherton) runs along the access track from North Road to the farmstead. As it approaches the

farmhouse it runs through the farmyard towards the agricultural buildings before heading northeast away from the farm buildings. In terms of the application it would share the access track with the traffic for the airstrip up to the farmhouse, and then cross the access track once more before heading into a field. It would not cross the taxiway. Farm vehicles already use this access track and although the proposals would result in an increase in traffic to the farm, the airstrip is likely to be a relatively low traffic generator and it is therefore considered that the impact on public footpath number 6 is not sufficient to warrant refusal on these grounds.

Neighbour Amenity

Due to the distance of the nearest properties from Long Fold Farm and the land forming part of this application, it is not considered that the access, parking, small office or taxiway would have a detrimental impact on the amenities of neighbouring properties.

Agricultural Land

The land is registered as Grade 3 of the Agricultural Land Classification (although the applicants have been unable to identify if it is in subcategory 3A or 3B).

PPS7: Sustainable Development in Rural Areas and policy EP6: Agricultural Land, of the Chorley Borough Local Plan seek to avoid development of the best and most versatile agricultural land, defined as grade 1, 2 and 3A. However, as stated previously the land the subject of this application is already being used under the 28 day rule. Therefore, it would be difficult for the Local Planning Authority to argue that the proposals would result in the loss of the best and more versatile agricultural land, as the fall back position of an unsuccessful application, is that it could still be used under the 28 day rule.

Further investigations will be undertaken into other activities taking place at Longfold Farm (although outside the red edge of this application), which may be subject of a future enforcement to this committee if it is considered expedient to take action.

Conclusion:

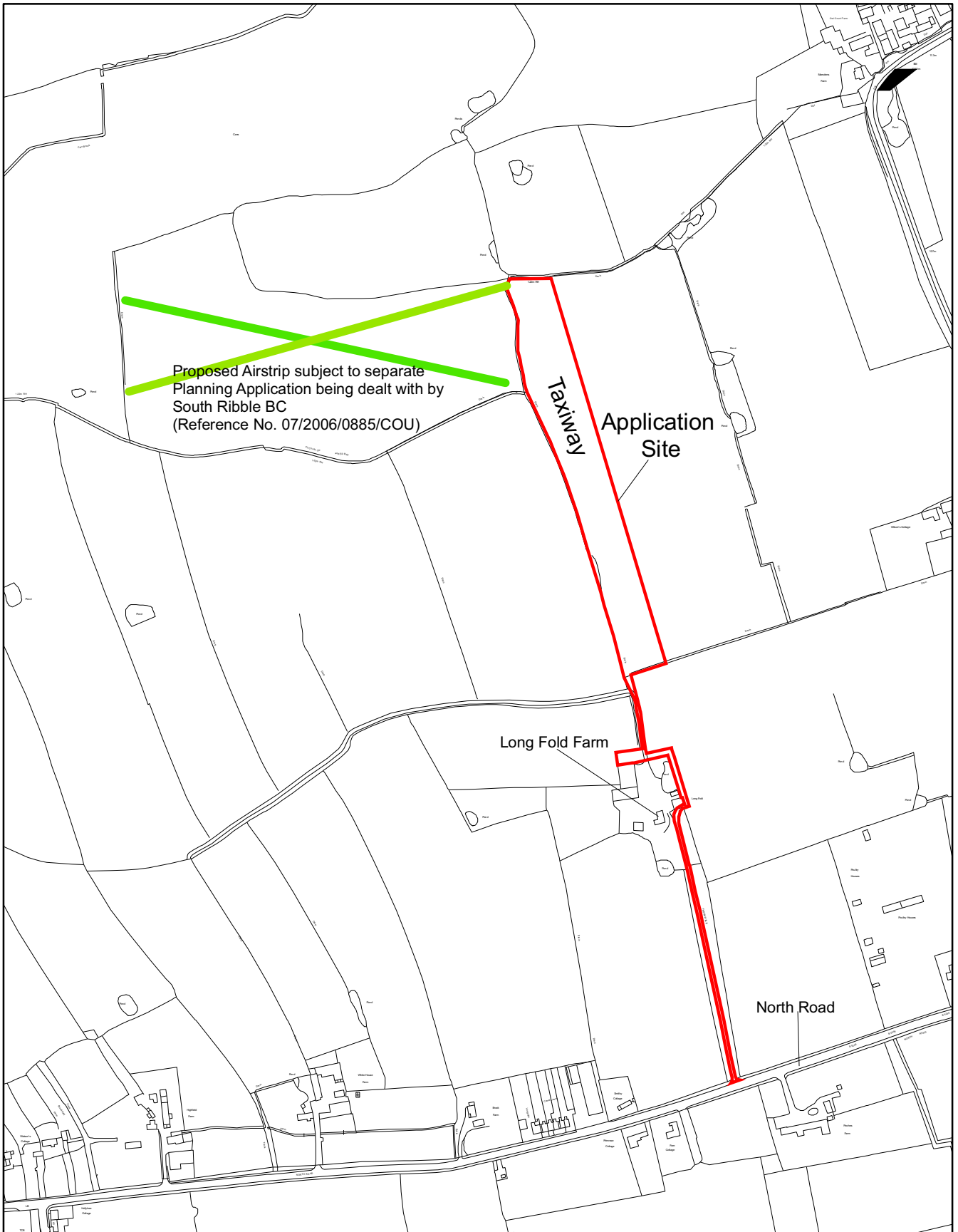
Therefore, although it is not considered that a change of use of the land to a taxiway and parking at the farmstead would have an adverse impact on the openness of the Green Belt or prejudice the purposes of including the land within the Green Belt, it is considered that the proposed access to the site is substandard and the necessary works to make it acceptable would have an adverse impact on the rural character of the area and the visual amenities of the Green Belt. In addition, the retention of a portacabin/office at the site on a longterm basis is considered inappropriate in the Green Belt due to its form and design being out of keeping with the rural area. The proposals are therefore considered contrary to PPG2, Policy 6 of the adopted Joint Lancashire Structure Plan and Policy DC1 of the adopted Chorley Borough Local Plan Review.

Recommendation: Refuse Full Planning Permission**Reasons**

1. The proposed development would be located in the Green Belt as defined by Policy 6 and Map 4 of the adopted Joint Lancashire Structure Plan and by the Proposals Map of the adopted Chorley Borough Local Plan Review. It is considered that the necessary upgrading of the access would alter the character of North Road and therefore have a detrimental impact on the visual amenity of the Green Belt. The proposals are therefore contrary to PPG2: Green Belts, Policy 6 of the adopted Joint Lancashire Structure Plan and Policy DC1 of the adopted Chorley Borough Local Plan Review.

2. Due to its form and design the portacabin is incongruous within the rural area and therefore it is unacceptable to be sited on a longterm basis at the site. It is therefore inappropriate development in the Green Belt and contrary to PPG2: Green Belts and Policy DC1 of the adopted Chorley Borough Local Plan Review.

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Application Number:
06/00892/COUMAJ

Grid Ref:
E: 347810
N: 421188

Scale:
1:5,000

Agenda Item No.
A. 3

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Item B. 1 **06/00598/FUL** **Permit Full Planning Permission**

Case Officer **Mrs Helen Lowe**

Ward **Pennine**

Proposal **Remove existing external wall and construct replacement three storey dwelling with attached single storey garage (amendment to previous approval)**

Location **10 Dark Lane Whittle Le Woods Lancashire PR6 8AE**

Applicant **Mr C Toal**

Background Planning permission was granted in 2001, and subsequently amended later in 2001 and 2003, for a number of extensions and alterations to this property. This application now proposes the replacement of the existing dwelling. The design of the proposed dwelling would be the same as that previously approved in 2003, however it has transpired that it is no longer possible to construct the proposal as approved, as extension to the existing property, as the foundations of the existing property are unable to support the dwelling as proposed. It is therefore necessary for the applicants to submit a further application for a replacement dwelling.

The front elevation of the existing dwelling is set back approximately 6m from the footway on Dark Lane, the front garden slopes upwards from the road, so that the ground floor level at the front of the existing dwelling is approximately 2m higher than Dark Lane. Due to the sloping nature of the site the eaves height of the dwelling differs at the front and rear. At the front the eaves height is 4m, to the rear 2.2m. Similarly the ridge height is 7m when view from the front and 5.2m when viewed from the rear (although it is actually 6m above ground level). Thus, the ridge height of the existing dwelling is approximately 9m higher than the level of the road.

The width of the existing dwelling is 7.9m and its depth 9.6m. There are dormers to the front and rear almost the full width of the roof and a conservatory to the rear (measuring 4.2m x 4.1 m by 2.1m to the eaves and 3m to the ridge). There are also two single flat roofed garages included within application site, both also in an elevated position to Dark Lane. These are located to the north of the existing dwelling.

The lower ground floor dwelling as proposed would be at the same level as Dark Lane, therefore due to the sloping nature of the site what appears to be the first floor level to the front would in fact be at ground floor level to the rear. The eaves height of the front elevation would be 7.5 m, to the rear 4.9m. The ridge height would be 10.1m when viewed from the front, and 6.6m from the rear (and actually 9.2m above ground level). The dwelling would be 10.9m wide and a maximum of 11.9m deep at first floor level and 10.5m deep at third floor level (not including the proposed conservatory). The proposed conservatory would measure 3.9m by 4.1m by 2.4m to the eaves and 3.1m to the ridge and would be

located to the rear. The attached garage would be at the same ground level as Dark Lane and would be 5.5m wide, with a maximum depth of 5.5m and eaves height of 2.8m and ridge height of 4.3m (although this varies slightly from front to rear due again to the sloping nature of the site).

Planning Policy The following policies from the Adopted Chorley Borough Local Plan Review are considered relevant:
GN5: Building Design and Retaining Existing Landscape Features
DC8A: Replacement Dwellings and Extensions in the Green Belt

The following national guidance is also relevant:
Planning Policy Guidance Note 2: Green Belts

Planning History The planning history of the site is as follows:
9/00/00201/FUL
Three storey side and forward extension, single storey side extension and raising of roof to form enlarged upper floor living accommodation
Approved 24 January 2001

9/01/00199/FUL
Three storey side and forward extension, single storey extension and raising of roof to form enlarged upper floor living accommodation (Revision to planning permission 9/00/00201/FUL)
Approved 14 May 2001

9/02/00978/FUL
Three storey side and forward extension, single storey side extension, raising of roof to form enlarged upper floor living accommodation and first floor extension (amendment to planning permission 00/201/FUL)

Consultees Responses Whittle le Woods Parish Council – No comment

Third Party Representations Two letters of objection have been received from occupants of adjacent properties. They make the following comments:

- Works to the existing house have weakened the foundations of no. 6 and no. 8 Dark Lane;
- There is no party wall agreement between us so therefore no contractors would be allowed to enter my property until I was happy with arrangements;
- Plans to form a living space underneath what was the original ground floor will be detrimental to the properties adjacent.

The issues raised regarding possible structural damage to the adjacent properties and contractors entering neighbouring properties are not material planning considerations and therefore cannot be taken into consideration in determining the proposal.

Assessment The main issues to consider in determining this proposal are: impact on the street scene, impact on the Green Belt and impact on neighbour amenity.

Impact on street scene

The proposal would result in a large detached dwelling, essentially three storeys in height (the third floor windows cut into the eaves of the roof). The ridge height of the proposed dwelling would be 10.1m high, 1.1m higher than the ridge height of the dwellings either side. As stated above the proposed dwelling is of the same design and appearance as the dwelling approved under 02/00978

The houses fronting Dark Lane in this area are of a variety of styles and designs; the adjacent property at No. 12 has recently been constructed (planning ref. 9/99/312/FUL) and has a number of similar design features to the proposed dwelling. It is not considered that the design as proposed would result in a dwelling that would be unduly incongruous or prominent in the street scene. It must also be taken into consideration that there remains an extant permission for a dwelling of the same design and size in this location. On this basis it is considered that it would be unreasonable to refuse the current proposal.

Impact on the Green Belt

As the previous proposal was for extensions to the existing dwelling the proposal was assessed against the Council's House Extension Design Guidelines which state that, in the Green Belt, extensions should not exceed 50-70% the volume of the original house and should not lessen the open and rural character of the area. Replacement dwellings in the Green Belt are not inappropriate, provided that the proposed replacement would not be materially larger than the building being replaced. The Council does not have any specific figure or guideline as the maximum volume increase that may be allowed for replacement dwellings.

The proposed dwelling would be approximately 77-80% above the volume of the existing house and garage and an increase of approximately 125% above the volume of the original house. This is clearly in excess of the guidelines for house extensions and would be considered to be materially larger than the dwelling to be replaced. Again however, it must be remembered that an extant permission for a dwelling of the same size and design in this location exists.

This area of Dark Lane is relatively built up and there are a number of other relatively new dwellings in the vicinity of similar scale, mass and style (in particular no. 12 Dark Lane).

Neighbour Amenity

It is not considered that the proposal would result in any undue detriment for the occupants of neighbouring properties. To the front (west) the property overlooks an area of vacant land. To the rear (east) properties on Spring Crescent are in an elevated position to the application property and windows in the rear of the proposed dwelling would be 22m from the rear of No. 11 Spring Crescent. The part of the dwelling that would be adjacent to no. 12 Dark Lane would be single storey and windows in the north elevation would be obscure glazed, therefore it is not considered that any undue loss of privacy or overshadowing to No. 12 would occur. The conservatory to the rear would have a solid wall on the south facing elevation adjacent to No. 8, therefore no loss of privacy would occur. The proposed dwelling would not extend any further to the rear than the existing dwelling therefore it is not considered that the proposal would have an unduly overbearing impact upon the occupants of No. 8 to the south.

Conclusion Although the proposed dwelling is clearly substantial in scale, given the fact that the proposed design is no different in size and design from that previously approved and also taking into account the location of the dwelling it is considered that the proposal is acceptable, without undue detriment to the amenities of neighbouring residents, nor to the appearance of the area on general.

**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.

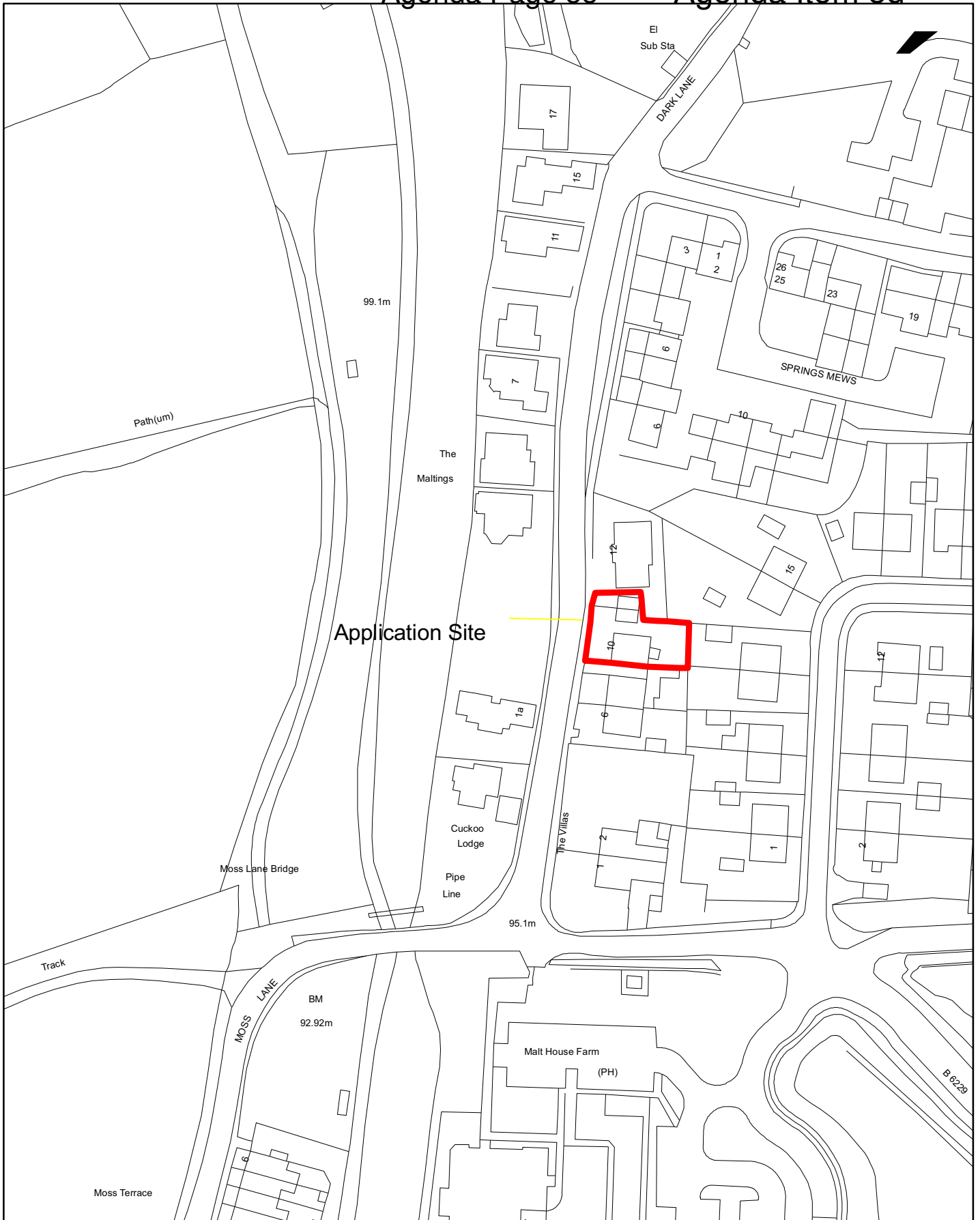
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.

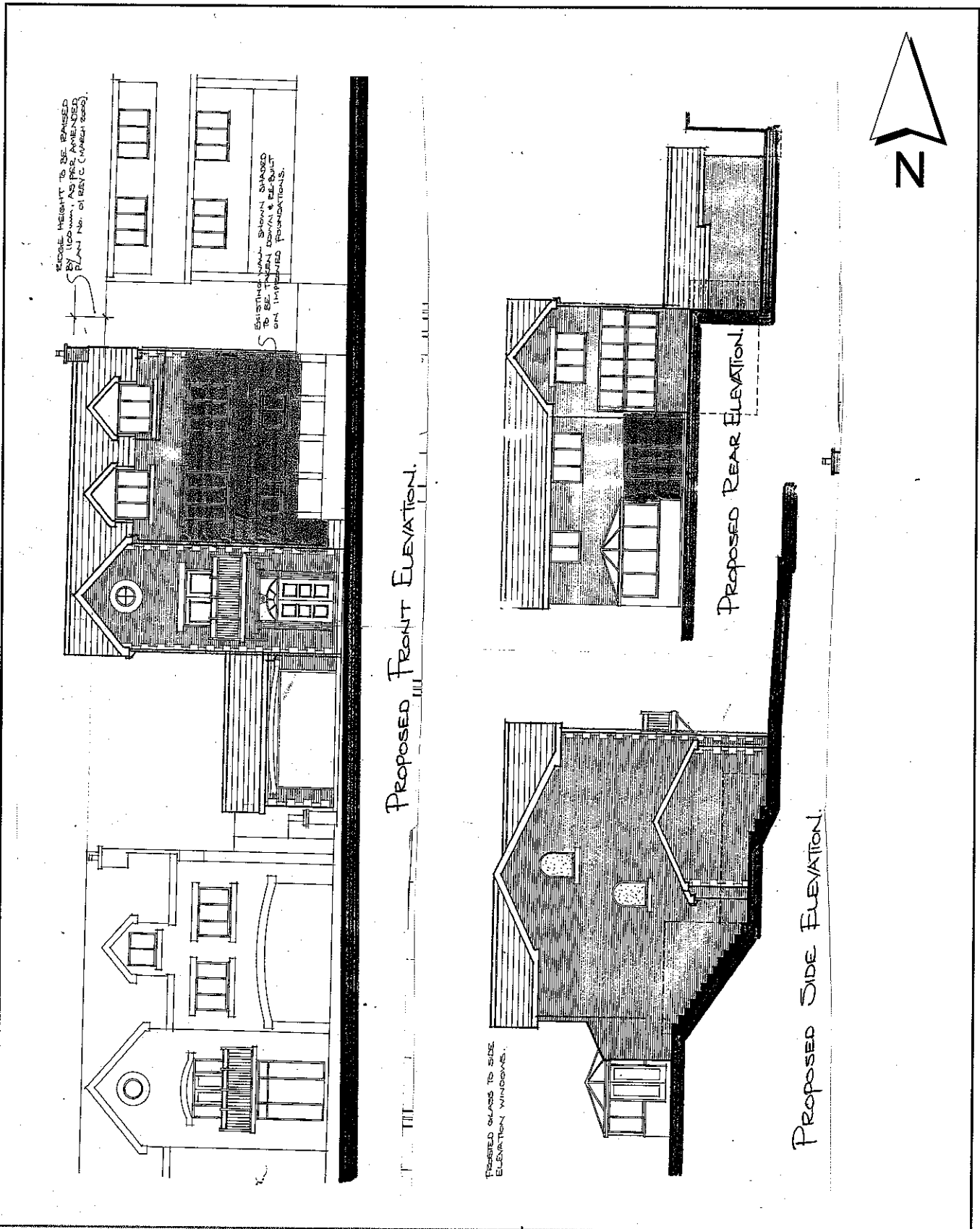
4. All windows in the north elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. DC8A of the Adopted Chorley Borough Local Plan Review.

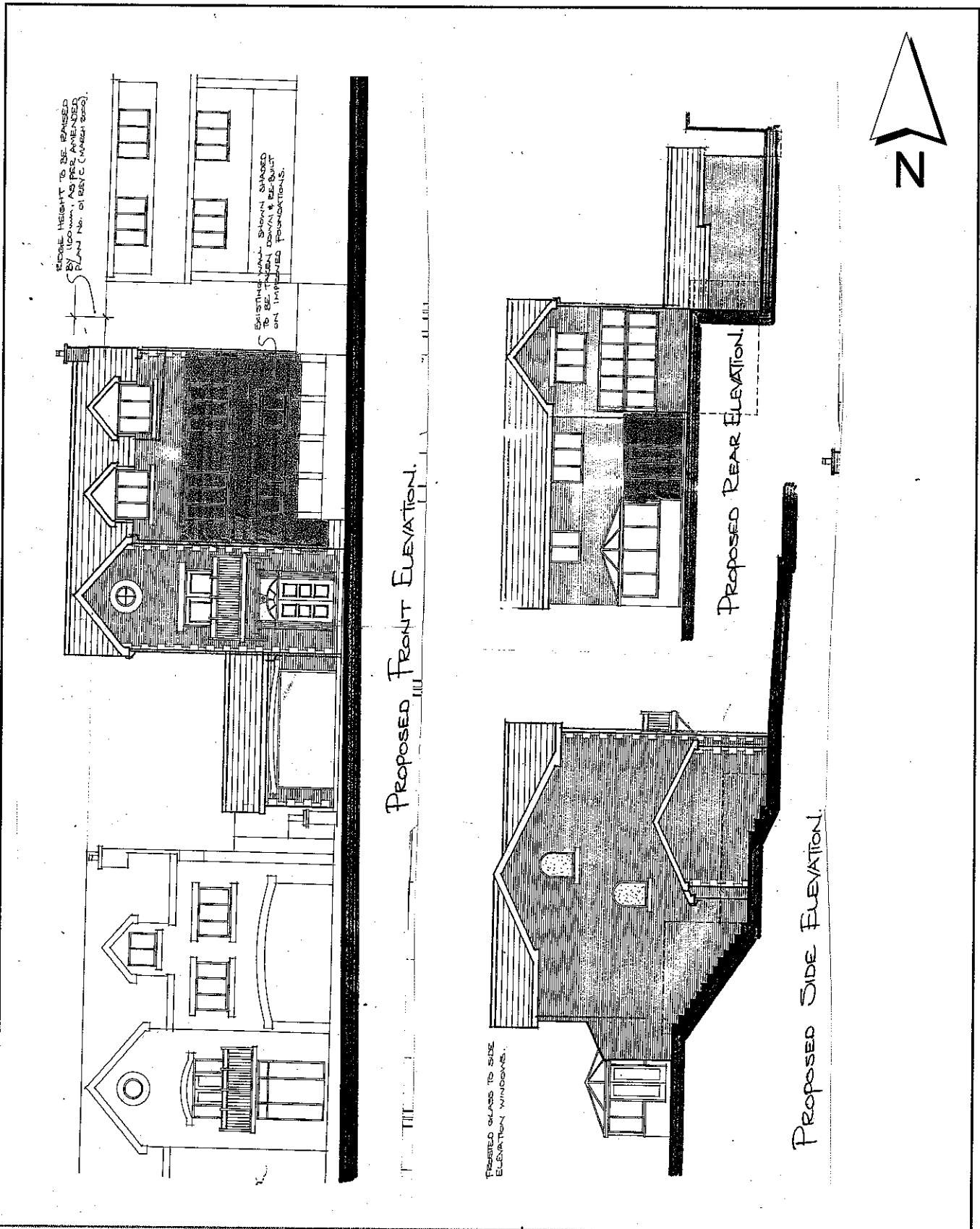


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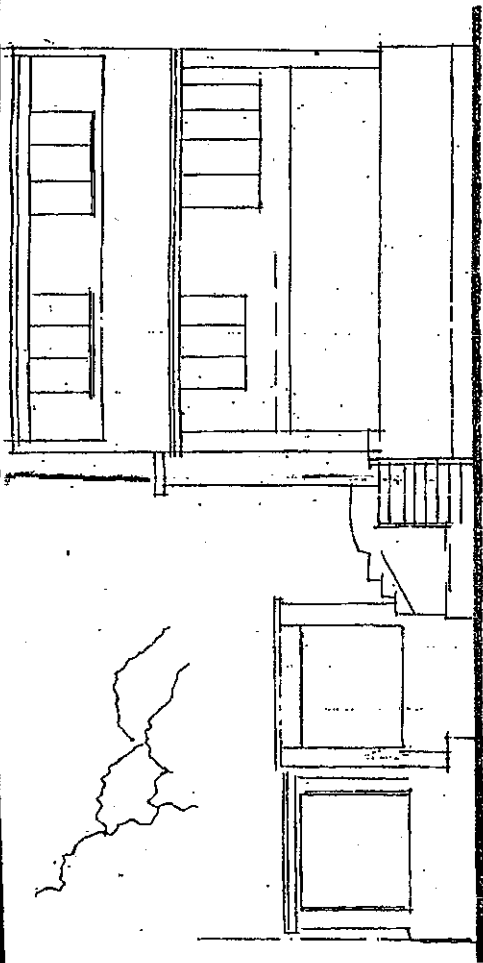
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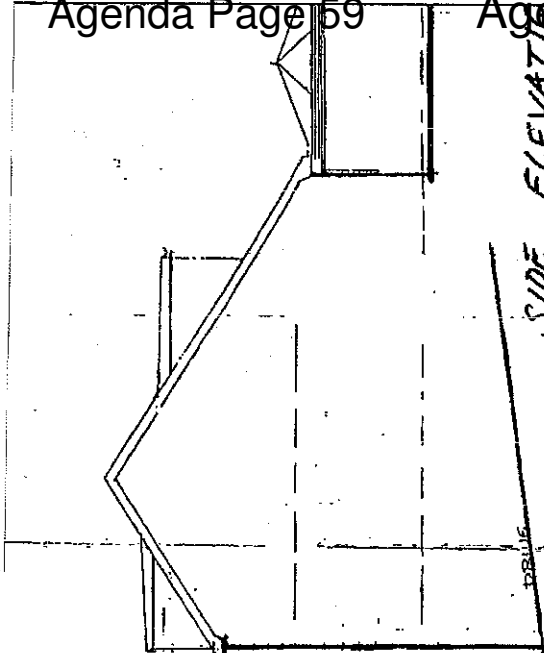
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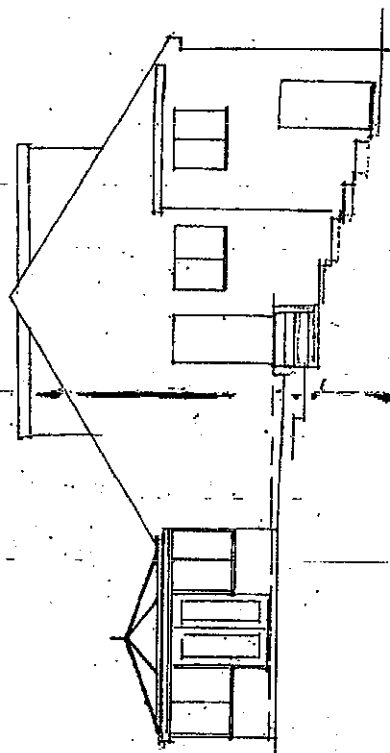
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FRONT ELEVATIONS



SIDE ELEVATIONS



SIDE ELEVATION

EXISTING PLANS AND ELEVATIONS

Client Mrs A. WHITWORTH

Scale 1:100

Date MARCH

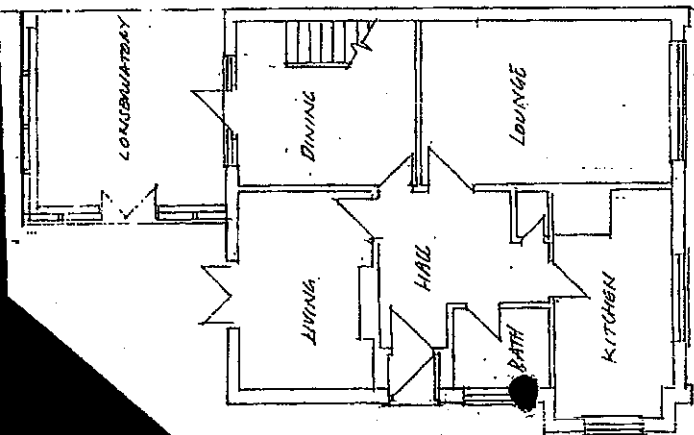
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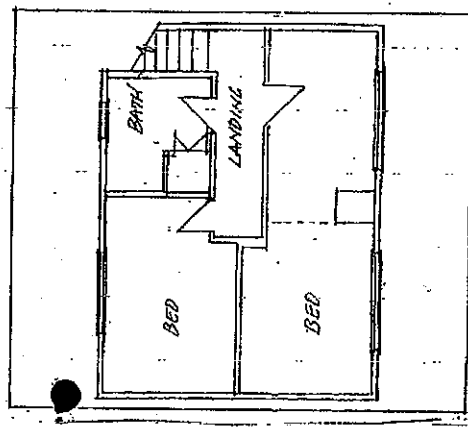
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Title EXTENSION TO 10 DANIE LANE, WHITTLE LE WOODS, CHORLEY



GROUND FLOOR



FIRST FLOOR

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Item B. 2 **06/00809/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Chisnall**

Proposal **Two free range poultry houses 36.380m x 15.850m**

Location **Elmhurst Farm 208 Preston Road Coppull LancashirePR7 5EB**

Applicant **Staveleys Eggs Ltd**

Background This application relates to the erection of two poultry houses on land to the north of Elmhurst Farm, Preston Road, Coppull.

Staveley's Eggs Ltd are a long established poultry business at Coppull Moor Farm and have acquired and developed Elmhurst Farm as an Organic and Freedom Foods Accredited Free-Range Eggs enterprise. Previous planning applications have been submitted to and approved by this Committee for the erection of the six existing poultry houses. Members will recall that the last application for two poultry sheds was approved in 2003 (Ref no. 03/00460/FUL).

Proposal This application now proposes the erection of two further poultry houses. The poultry houses are needed due to an increased demand for organic eggs . They measure 36.6m deep by 15.8m wide by 3m to eaves and 5m to the ridge. The immediately adjacent buildings approved in 2003 are slightly smaller in that they measure 27.3m deep by 14.8m wide by 2m to eaves and 4.2m to the ridge.

The proposed poultry houses would be sited side by side adjacent to the two other poultry houses approved in 2003 and approx. 170m to the north of the furthest of the four existing group of free range houses on the site and 130m to the west of the rear of the residential properties 142 to 182 Preston Road.

Policy GN5 - Building Design & Landscaping
 DC1 - Development in the Green Belt
 EP7 - Agricultural Development
 EP4 - Species Protection
 EP21 - Air Pollution
 PPG2 - Green Belts
 PPS7 - Sustainable Development in Rural Areas

Planning History In 1998 permission was granted for the erection of two free-range poultry houses (Ref. 98/0121). These have been constructed along with a third that was granted permission in August 2000 (Ref no. 00/0528). The latter permission required an earlier permission (Ref no. 00/0176) to be revoked and therefore replaced in a different location. In addition to the three poultry houses, consent has also been granted for replacement chick rearing shed (Ref. 00/785) and an extension to an egg packing and store shed (Ref no. 00/0784). In 2003 (ref no 03/00460/FUL), Members will recall planning permission was granted for the erection of two free-range poultry sheds, which occupy a site

adjacent to that upon which the organic poultry sheds, which are the subject of this application are now proposed.

Applicant's Case

Elmhurst Farm has been developed over recent years to provide a facility for producing free range eggs and this was the purpose for permission being sought in 2003 (Ref no. 03/00460/FUL) for the additional two poultry houses adjacent to the ones now proposed. The applicant is now working towards organic free range farming and the poultry sheds now proposal would further increase the overall area occupied by the organic enterprise. The pens or outdoor space required in association with the houses will utilise additional land the applicant will be renting. Access to the sheds will be via the existing farm track, which is to be extended beyond the adjacent two sheds permitted in 2003.

The applicant requires the two new poultry houses to expand the existing enterprise to meet an increased demand in output for organic eggs. Members will recall that the applicant advised the Council in 2003 that there would not be a need for further poultry sheds in the foreseeable future. However, the applicant now advises that because the cages at Coppull Moor Farm are being reduced and the farm is working towards organic free range farming status, there is a need to be able to produce additional organic eggs to meet the demands of customers. It is also envisaged that 8 new jobs will be created on the farm as a result of the two proposed poultry houses.

Consultations

LCC (Highways) raise no objection

The Ramblers raise no objection.

Director of Streetscene, Neighbourhoods & Environment - advises that in the past a large number of complaints had been received in relation to excessive numbers of flies from the previous battery style poultry houses. Recently, these battery style poultry houses have been replaced with modern barn style poultry houses, which allow manure to be removed far more effectively than with the previous battery system. Since the introduction of the new style of poultry houses, no complaints have been received to date concerning flies and it is therefore anticipated that two further free range poultry houses will not lead to problems with flies.

LCC (Ecology) now raise no objections to the application following the submission of mitigation measures in relation to a population of Great Crested Newts present a pond adjacent to the site of the proposed poultry houses.

Coppull Parish Council raises no objection to the principle of the development.

The consultation response of the County Land Agent, have not yet been received although verbal advice indicates that there are no objections from an agricultural perspective. The consultation response will be reported in the addendum.

Representations

Two letter of objection have been received from the occupiers of nearby properties. The contents of these letters can be summarised as follows: -

The current buildings are visible and any subsequent buildings

would definitely have a considerable impact on the current views from this property.

- The current buildings produce a repulsive smell during the summer, which makes it impossible for local residents to use their rear gardens and two additional poultry houses would only add to this and mean the smell would stretch a further distance down the hill
- There may be some health and safety issues relating to the applications
- The existing problems with smell and flies will be exacerbated by additional poultry houses
- A large amount of manure will be created and it is only spread over fields twice a year so it will result in more noise and smells
- The poultry houses will increase the risk of bird flu and as not much is known about it, surely prevention is better than a cure as free range hens must be more open to risk

Assessment

The main issues are the impact of the poultry houses on the openness and character of the Green Belt and the impact upon neighbour's amenities as the County Land Agent has advised verbally that there are no objections to the development from an agricultural perspective.

Turning to Green Belt impact, one of the exceptions set out in PPG2 and Policy DC1 to the normal stringent controls on development in such areas is development required for agriculture. In principle terms, the provision of two additional poultry sheds is therefore an acceptable form of development subject to utilisation of appropriate siting/design that does not lead to harm to the open and rural character of the Green Belt. The poultry houses will be visible from Town Lane north west of the site although the land does undulate hence views will be limited for the most part to only the upper part of the poultry sheds. Notwithstanding this, the buildings will be read against the backdrop of the existing hedgerow and trees and the additional planting without interrupting longer distance views towards Coppull Moor and Rivington Pike as they incorporate shallow pitched roofs and a ridge height of only 5m. They will also be seen with the two poultry sheds approved in 2003. A previous permission required a hedge to be planted across the field to the west of the site which once fully established will help to further break up views of the development. A condition is recommended requiring the applicant to submit a scheme of landscaping to help further mitigate the impact of the poultry houses on the open and rural character of the Green Belt. On this basis, the proposed poultry sheds should not result in detrimental harm to the open and rural character of the Green Belt.

In terms of residential amenity, the sheds will not be readily visible from properties on the eastern side of Preston Road as a mature 3m high hedge runs adjacent the highway between the break in the ribbon of development from 182 and 108 Preston Road. Views of the poultry houses from the rear of the properties fronting Preston Road (142 to 182 Preston Road) on the western side some 170m away will be possible although the poultry houses are to be sited behind an existing hedgerow and trees and the intervening space also contains a field boundary comprising of a

hedge with interspersed mature trees so views will be broken up. Additional planting is also to be required and given the distance between the properties on Preston Road and the development; it is not considered that detrimental harm to outlook will occur.

With regards to the objections received, smell, noise and the threat of any fly infestations have been successfully controlled by the Head of Environmental Services on the older poultry houses and there is no reason to doubt it cannot be controlled here. Environmental Services have stated in response to this application that since the summer of 2005, no complaints have been received in relation to flies and it is anticipated that the poultry sheds now proposed should not lead to such further problems given the use of modern buildings. On this basis, it is not considered that the development will result in detrimental harm to residential amenity.

Conclusion

On balance, it is considered that the development proposed will not lead to such detrimental harm to the open and rural character of the Green Belt that a refusal is warranted. The poultry sheds are a suitable distance from the adjacent residential properties so as not to harm living conditions hence the development is therefore considered to accord with PPG2, PPS7 and the requisite Local Plan Policies.

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. 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

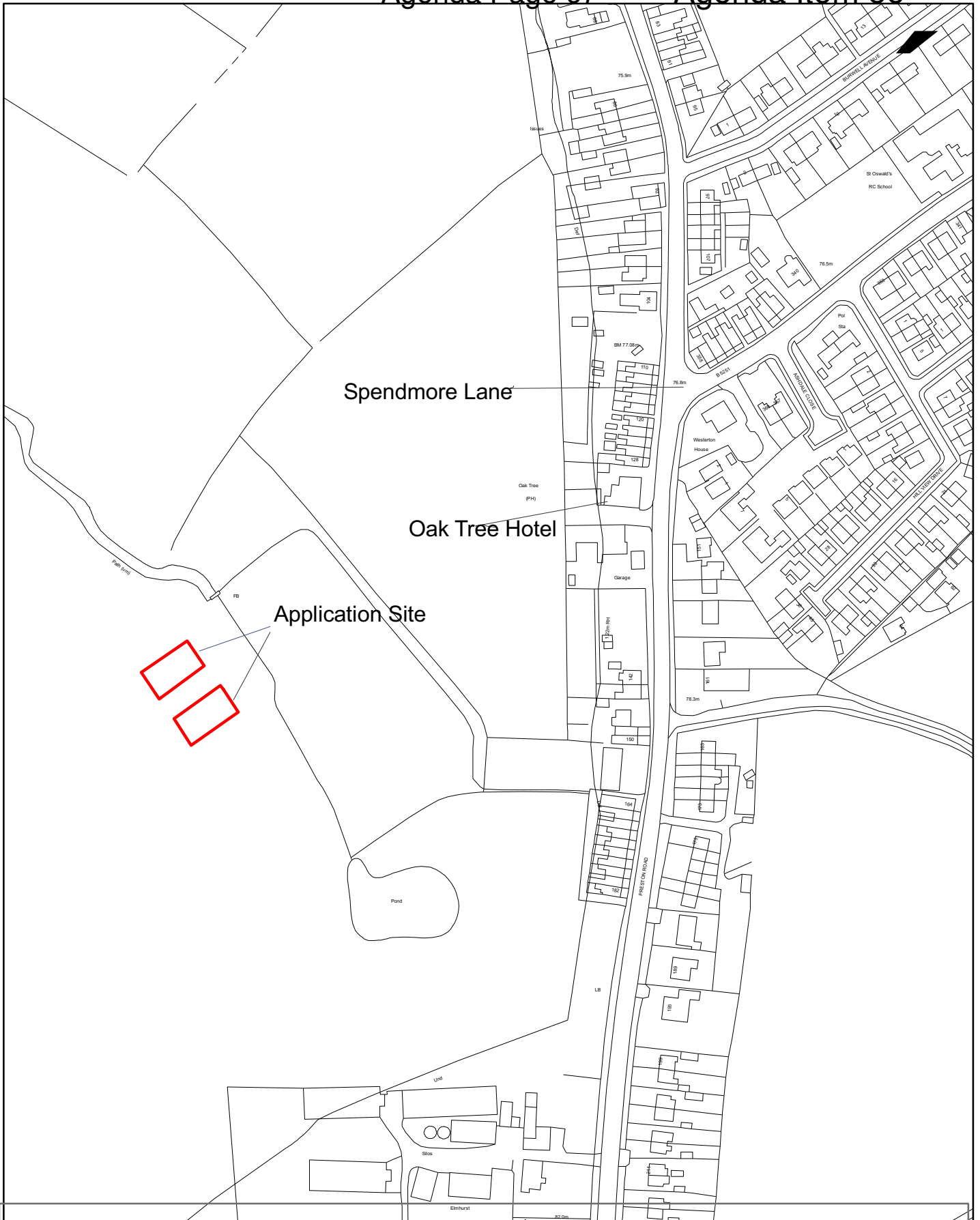
5. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing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

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall only be carried out in accordance with the proposals contained within the Amphibian Mitigation Method Statement prepared by Contract Ecology and Landscapes dated September 2006.

Reason: To ensure the protection of Great Crested Newts and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

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| <p>Application No. 06/00809/FUL</p> | <p>Grid Ref: E: 355475 N: 413392</p> | <p>Scale: 1:2,500</p> | <p>B.2</p> |

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|-------------------------|---|---|
| Item B. 3 | 06/00915/FUL | Permit retrospective planning permission |
| Case Officer | Mr David Stirzaker | |
| Ward | Heath Charnock And Rivington | |
| Proposal | Retrospective application for the erection of 2 No. horticultural polytunnels and 1 No above ground water storage tank | |
| Location | Bramblewood Nursery Wigan Lane Heath Charnock LancashirePR7 4DD | |
| Applicant | Mr TM & Mrs C Stobbs | |
| Background | <p>This application relates to Bramblewood Nursery, which is located on Wigan Lane in Heath Charnock. Members will recall this site has been the subject of numerous applications over recent years (see planning history section of this report).</p> <p>Two appeals have recently been dealt with by informal hearing in relation to this site. The first was an appeal against the Council's non-determination of a planning application submitted in 2005 for the continued temporary siting of a mobile home to provide accommodation for the applicant and his family to run and manage Bramblewood Nursery (ref no. 05/00536/COU). This appeal was upheld and the Inspector granted planning permission for the caravan to remain on the site for a period of 3 years.</p> <p>A second appeal, also heard at the same hearing against the Council's refusal to grant planning permission for the erection of an agricultural workers dwelling (ref no. 05/00217/FUL) was dismissed by the Inspector.</p> | |
| Proposal | <p>This application proposed two polytunnels and a water storage tank. As they have already been erected this application is submitted in retrospect by the applicant who is seeking to regularise the development.</p> <p>The water storage tank is sited adjacent to the southwestern corner of a recently erected glasshouse and collects rainwater from the roof of the adjoining glasshouse block, which is then used for irrigation purposes on the nursery.</p> <p>The polytunnels are sited adjacent to the southern perimeter of the site approx. 120m from the residential development on Rawlinson Lane. Each polytunnel measures 37m by 5.5m by 3.7m high and comprises of a metal frame. One is covered with green netting and the other is covered with blue polythene.</p> | |
| Policy | GN5 - | Building Design and Landscaping |
| | DC1 - | Development in the Green Belt |
| | EP7 - | Agricultural Development |
| | PPG2 - | Green Belts |
| Planning History | | |

- Agricultural workers dwelling refused (Appeal dismissed) (ref no. 92/723)
- Agricultural workers dwelling (withdrawn before determination) (ref no. 02/965)
- Agricultural workers dwelling (refused) (ref no. 03/1016)
- Temporary caravan as dwelling for three years (withdrawn before determination) (ref no. 04/208)
- Erection of propagation glasshouse (permitted) (ref no. 04/209)
- Erection of production glasshouse (permitted) (ref no. 04/210)
- Erection of liner glasshouse (permitted) (ref no. 04/211)
- Erection of replacement glasshouse (permitted) (ref no. 04/211)
- Continued temporary use of land for the siting of a residential mobile home for a period of 2 years for occupation by agricultural worker (ref no. 05/536). This application was not determined and an appeal against non-determination has recently been upheld following an appeal hearing.
- Erection of agricultural workers dwelling (ref no. 05/217). This application was refused and an appeal against this has recently been dismissed following an appeal hearing.

Representations

Five letters of objection have been received in relation to the development from the occupiers of adjacent properties. These objections can be summarised as follows: -

- The applicant should give consideration to the immediate neighbours and the effect any development would have on the locality
- The polytunnels and water tank are visually intrusive and have a profoundly detrimental impact on the general aspect and quality of the area
- There can be no logical horticultural, agricultural, geographical, meteorological or logical reason to place these monstrosities parallel to houses on Rawlinson Lane
- The same applies to the water tank
- Two alternative positions have been suggest
- Objection is raised to the application being submitted in retrospect when the site owner has the support of the land agent company PWC
- The land is Green Belt and the applicant has not taken this open aspect into account
- Why would the water tank and polytunnels not be sympathetically placed out of sight so as not to be readily visible to the residents on Rawlinson Lane
- It has taken 8 months from the installation of the polytunnels and water tank for an opportunity to comment on the development
- The scale and appearance of the development has a significant impact on the character of the area
- Little thought has been given to the location and colour of the structures
- Current orientation and positions also affect the greater number of Bramblewoods residents

- The planning department must consider centralising and containing the operation and not allow development to sprawl unchecked across open Green Belt
- The bright blue polytunnel is neither compatible with the Green Belt or sensible horticulture
- Objection raised to the position and colour (blue) of the two polytunnels directly behind this property
- The polytunnels should be moved adjacent to Martins Avenue out of sight of the local residents

Consultations

LCC (Property Group) advise that the development is reasonably necessary for the purposes of agriculture. Comments are fully detailed in the assessment section of this report.

Heath Charnock Parish Council raise no objections to the application.

Assessment

The main issues in relation to this application are whether or not the development is reasonably necessary for the purposes of agriculture, the impact of the development on the open and rural character of the Green Belt and its impact on the residential amenities of the occupiers of the nearby residential properties.

Turning to the first matter, the County Land Agents comments can be summarised as follows: -

- Each of the polytunnels have specific design characteristics which provide a protected environment for growing or holding plant/tree stocks
- The applicants nursery business is an all year round operation which will require facilities to protect plants from different climate conditions and it is considered that the two tunnels are appropriate on the agricultural unit
- The water storage tank provides an appropriate store of water for plant irrigation purposes which will be a requirement for the nature of the applicants enterprise
- The purpose of the tanks is to save upon the cost of using mains water supply which will have financial benefits
- The size of the water store is not considered to be excessive
- The siting of the polytunnels and the water tank are considered to be appropriate from an operational point of view

On the basis of the comments received from the County Land Agent, it is clear that the development is considered to be reasonably necessary for the purposes of agriculture within the unit hence there are no objections raised on these grounds.

In terms of the impact of the development on the open and rural character of the Green Belt, the water tank is sited adjacent to the southernmost of the recently approved glass houses and has been wrapped in green netting to obscure the bare metal finish of the tank walls. The water tank is lower in height than the glass house and due to its close siting, it is not considered that it will lessen the open and rural character of the Green Belt. The polytunnels are typical features often found on nursery sites. One is covered with

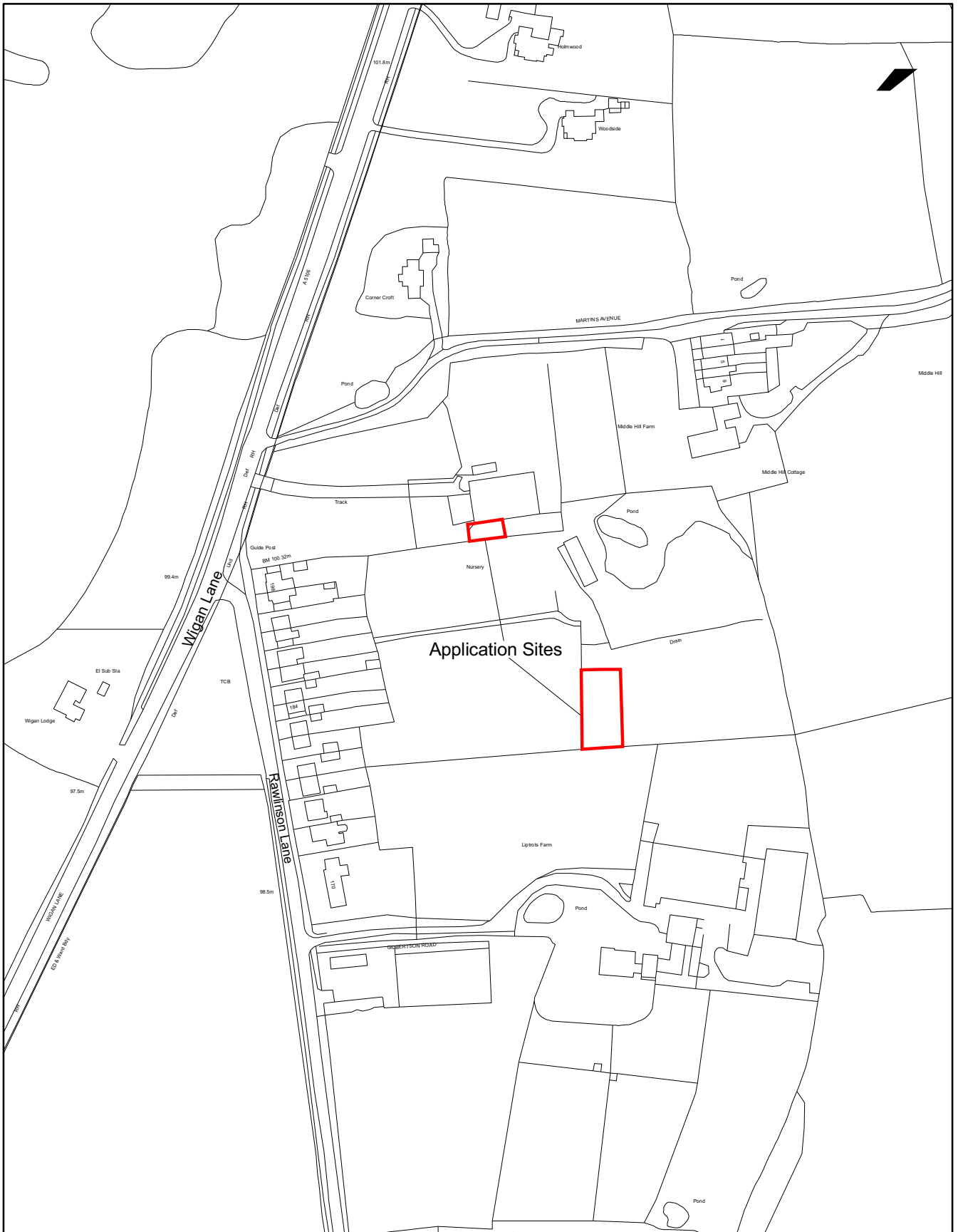
green netting and the other is covered in blue plastic sheeting. They are sited towards the southern part of the site to the east of a part of the nursery which is used for the external growing/storage of plants hence they are considered to be appropriately sited from an operational perspective. The objections regarding the coverage of one of the polytunnels with blue plastic sheeting have been noted. However, the County Land Agent has confirmed that the polytunnels have specific design characteristics, which provide a protective environment for growing or holding plant/tree stocks. It is considered that to refuse the application on the basis of the blue plastic sheeting would prove very difficult to substantiate and defend at appeal. As the polytunnels are only 3.5m high and by virtue of their design, they are considered to be low key buildings typical to nursery enterprises and not therefore uncommon features in rural contexts. Accordingly, it is considered that the polytunnels will not result in detrimental harm to the open and rural character of the Green Belt hence the development meets the objectives of Policy DC1 and EP7 of the Local Plan.

Turning to the matter of residential amenity, the polytunnels are sited approx. 130m and the water tank is sited approx. 70m from the nearest residential properties to the west on Rawlinson Lane. The nearest property to the south from the polytunnels is approx. 90m away (Liptrots Farm). The nearest property to the north is approx. 95m away. The water tank is sited adjacent to the southernmost of the recently approved glass houses. The development is considered to be a suitable distance from nearby residential properties so as not to result in detrimental harm to the amenities of the properties on Rawlinson Lane and elsewhere.

Conclusion

On the basis of the above, it is clear that the development is reasonably necessary for the purposes of agriculture based on the comments from LCC (Property Group). The polytunnels will not harm the residential amenities of the occupiers of the adjacent properties and will not result in detrimental harm to the open and rural character of the Green Belt. It is therefore considered that the development is in line with the requisite planning policies hence it is recommended that planning permission be granted in retrospect.

Recommendation: Permit retrospective planning permission



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 Director of Development and Regeneration
 Chorley Borough Council

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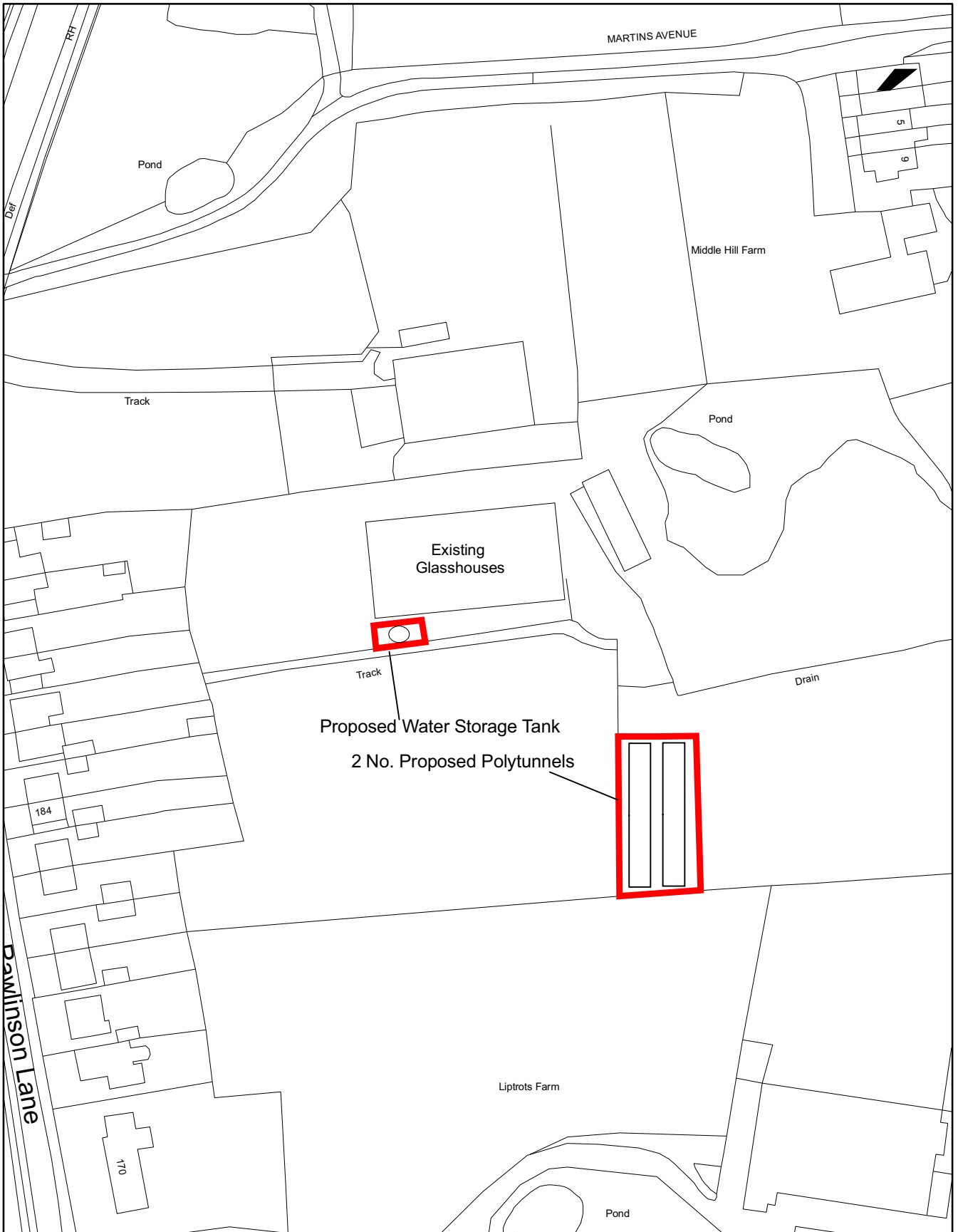
Application Number:
06/00915/FUL

Grid Ref:
E: 359418
N: 414888

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Agenda Item No.
B. 3

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Application Number:
06/00915/FUL

Grid Ref:
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N: 414888

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Agenda Item No.
B. 3

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Report

| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 17.10.2006 |

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

| Item | Application | Recommendation | Location |
|------|--------------|---------------------------------|--|
| D. 1 | 06/00838/FUL | Refuse Full Planning Permission | Buildings At Base Of Chimney Withnell Fold Mill Withnell Fold Withnell PR6 8BA |
| D. 2 | 06/00863/TPO | Consent for Tree Works | Dunscar Shaw Hill Whittle-Le-Woods Chorley PR6 7PP |
| D. 3 | 06/00962/FUL | Permit Full Planning Permission | 174 Preston Road Whittle-Le-Woods Chorley PR6 7HE |

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|-------------------------|---|--|
| Item | 06/00838/FUL | Refuse Full Planning Permission |
| Case Officer | Mr David Stirzaker | |
| Ward | Wheelton And Withnell | |
| Proposal | Proposed additional floor above existing ground floor building, with existing approval for office use | |
| Location | Buildings At Base Of Chimney Withnell Fold Mill Withnell Fold Withnell PR6 8BA | |
| Applicant | Primrose Holdings 1995 Ltd | |
| Background | This application relates to a small single storey building at the foot of a chimney. The application site is within the Withnell Fold Conservation Area adjacent to Withnell Fold Mill. The building and chimney is just south of the said Withnell Fold Mill and is on the Council's list of Locally Important Buildings. | |
| Proposal | This application proposes a first floor extension to the existing single storey building at the base of the chimney and the use of the resultant building as offices. The proposal involves lifting the eaves and ridge of the building by a height of 2.5m. A window is proposed in the gable end and the side elevation at first floor level and three rooflights are proposed in the rear roof plane. No car parking is proposed and the application forms state that parking is available within the Withnell Fold site adjacent to the application building. | |
| Policy | GN5: Design and Landscaping DC1: Green Belts DC7A: Conversion of Rural Buildings in the Green Belt EM2: Industrial/Business Development HT7: Conservation Areas HT10: Locally Important Buildings TR4: Highway Development Control Criteria Policy 7 of the Joint Lancashire Structure Plan: Parking Standards SPG: Conversion of Rural Buildings in the Countryside | |
| Planning History | Planning permission was granted in (02/00057/FUL) for the conversion of the single storey building at the base of the chimney to an office. Works to implement this permission, comprising of the refurbishment of the chimney, have commenced. | |
| Representations | Two letters have been received from the occupiers of the following properties, the contents of which can be summarised as follows: - <ul style="list-style-type: none"> • The re-use of the existing building as offices is welcomed as is the refurbishment of the chimney • Doubling the height of one of the oldest and most prominent buildings in the Conservation Area will impact on its nature and character • Scale of proposal not consistent with re-use of buildings in such areas and would set a precedent | |

- Chimney should not be brought back into use at any cost
- The chimney and building is how it was when built 150 years ago by Thomas Parke
- There is no provision for parking and the access road is very narrow
- The application is fully supported
- Current work on the chimney is looking good and offices at the base would make a fantastic gateway for the people who live, work and visit Withnell Fold, the canal and Conservation Area
- The applicants are well regarded for their superior build quality and sympathetic designs that blend well with existing structures
- Offices would not be out of place given it is adjacent the existing industrial operations carried out at the mill
- The extra traffic would not make any noticeable difference to the volume of vehicles
- Until the Mill can be fully converted into residential and/or industrial use, this application is one step closer to the regeneration Withnell Fold Mill deserves

Consultations

British Waterways raise no objection to the proposal

LCC (Highways Area South) make no comments as the proposal is outside of the core area.

LCC (Highways) do not raise any objections to the proposal.

The Council's Conservation Officer raises an objection to the application citing the following reasons: -

- The proposal would be inappropriate within this attractive group of buildings, as well as Withnell Fold Village itself
- The chimney and adjoining building are likely to be listed some time in the future as they are of industrial archaeological value and the proposed scheme would severely reduce this value and would divorce the small building from its adjoining chimney in terms of historical context and relevance
- If the small building were to be altered it would come to dominate the immediate neighbours, when at present it is of a more ancillary status
- An alternative scheme would be to raise the eaves height by 1m – 1.5m so as a first floor office can be created between the two trusses although it may be necessary to excavate the floor to make up for the deficiency
- To favour the proposal would be contrary to the Council's duty to preserve and enhance the Conservation Area

Assessment

The main issue is the impact of the extension on the character and appearance of the Withnell Fold Conservation Area, the openness of the Green Belt, Traffic and Parking and residential amenity.

Turning to the first issue, as detailed, the Council's Conservation Officer has objected to the proposal. It is considered that the

extension would be inappropriate within the attractive group of buildings as well as for Withnell Fold village itself. It is also stated that the chimney and adjoining building are likely to be listed in the future as they are of industrial archaeological value. The extension would severely reduce this value and would divorce the small building from its adjoining chimney in terms of historical context and relevance. The altered building would also dominate the adjacent buildings, when at present it is of a more ancillary status. The development would therefore be contrary to Policy Nos. HT7 and HT10 of the Local Plan Review.

An alternative has been offered to the applicant by the Council in that it was suggested the eaves and ridge height be increased by about 1m to 1.5m so as a first floor can be created between the two trusses. However, the applicant has explored this and has advised it is not feasible.

In terms of Green Belt impact, whilst there is an extant permission for the conversion of the building to an office, this does not propose any extensions to it. Whilst it is noted that the building is part of the Withnell Fold Mill built development, the applicant has not forwarded any very special circumstances as to why the first floor extension should be permitted as only very minor extensions are normally allowed to such buildings in the Green Belt as part of a conversion scheme. The development would therefore be contrary to Policy Nos. DC1 and DC7A along with the objectives of the Conversion of Rural Buildings in the Countryside SPG.

Turning to the matter of highway safety, LCC (Highways) do not raise any objections to the application. In terms of residential amenity, it is not considered that the development will harm the amenities of the occupiers of the adjacent properties.

Conclusion

On the basis of the above, it is recommended that planning permission be refused, as the proposed first floor extension would result in detrimental harm to the character and appearance of the Withnell Fold Conservation Area and the existing building and chimney hence would be contrary to Policy Nos. HT7 and HT10. The applicant has not forwarded any very special circumstances in support of the application setting out why planning permission should be granted for a development which is contrary to Green Belt policy hence the proposal is considered to be contrary to Policy Nos. DC1, DC7A and the Conversion of Rural Buildings in the Countryside SPG document.

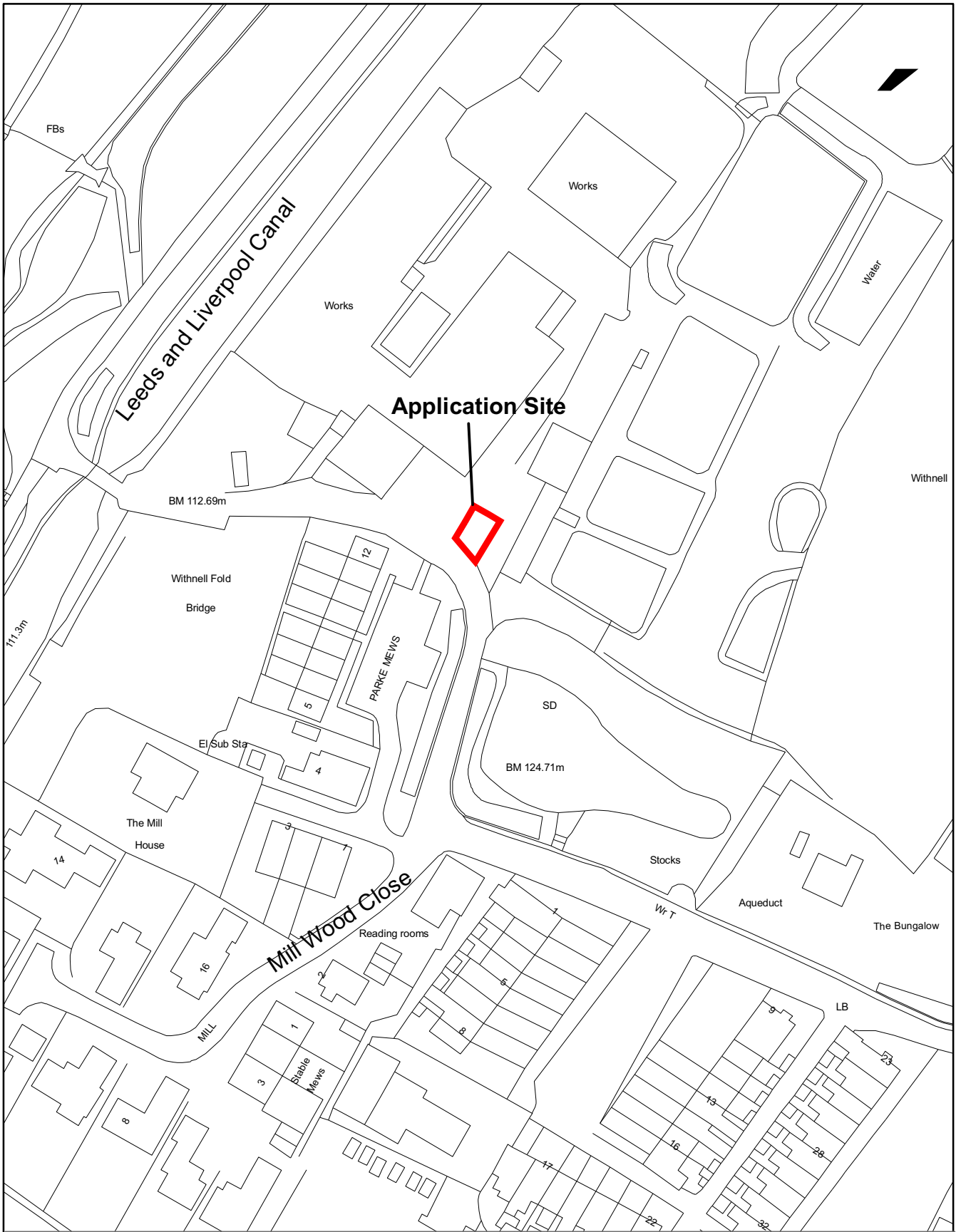
Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed first floor extension by virtue of its design and scale would result in detrimental harm to the character and appearance of the Withnell Fold Conservation Area and that of the application building, which is Locally Listed. As such, the development is contrary to Policy Nos. HT7 and HT10 of the Adopted Chorley Borough Local Plan Review.

2. The application property is located in the Green Belt wherein new development is strictly controlled. The proposal involves a substantial extension to an existing building as part of a conversion scheme. No very special circumstances have been forwarded to justify such an extension hence the proposal is contrary to Policy Nos. DC1 and DC7A of

the Adopted Chorley Borough Local Plan Review and the Adopted Supplementary Planning Guidance (SPG) document on the Conversion of Rural Buildings in the Countryside.



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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/00838/FUL

Grid Ref:

Scale:
1:1,250

Agenda Item No.
D. 1

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| | | |
|------------------------------------|--|-------------------------------|
| Item | 06/00863/TPO | Consent for Tree Works |
| Case Officer | Mr Alistair Gemmell | |
| Ward | Clayton-le-Woods And Whittle-le-Woods | |
| Proposal | Crown lifting of 1 Oak tree, removal of deadwood from 1 Oak tree covered by TPO 9 (Whittle Le Woods) 1987 and felling of 1 Sycamore tree covered by TPO 3 (Whitte Le Woods) 2000, | |
| Location | Dunscar Shaw Hill Whittle-Le-Woods Chorley PR6 7PP | |
| Applicant | Mr J Ingham | |
| Proposal | This application proposes to crown lift one oak tree (identified as T1 on the submitted plan) and remove deadwood from another (T2), both of which are covered by TPO No. 9 (Whittle-le-Woods) 1987. Consent is also sought to fell one sycamore tree (SY1) covered by TPO No.3 (Whittle-le-Woods) 1985. | |
| Planning Policy | EP9 Trees and Woodlands. | |
| Planning History | None. | |
| Consultee Responses | <p>The Council's Arboricultural Officer has made the following comments on the proposals:</p> <ul style="list-style-type: none"> • The trees are in good health with the exception of the oak (T2) that is in poor condition with a very sparse crown and large amount of dieback evident; • The healthy oak tree (T1) has a low, spreading canopy and the cutting back of the minor branches requested would raise the canopy without harming the shape of the tree; • The sycamore tree is multi-stemmed, probably grown from the stump of the original tree. The several 'included unions' at the base are weaknesses likely to cause problems in the future. Its removal now and replacement with something suitable would be preferable. | |
| Third Party Representations | One representation received only, from Whittle-le-Woods Parish Council. The Parish Council tree warden in agreement with works to fell the sycamore and dead wooding of the oak (T2) but not with the proposed crown lifting of the other oak. | |
| Applicant's Case | <p>The applicant has put forward the following reasons for the proposed works:</p> <ul style="list-style-type: none"> • Falling deadwood from oak (T2) is a potential danger to passing traffic; • Removal of lower branches of oak (T1) requested as they hang low over the lawn; • Sycamore tree is pushing over dress stone wall and there is poor union between the stems. | |

Assessment

The trees form a relatively visually important and prominent feature within the street scene at the entrance to Shaw Hill Golf Course, off the main A6 (Preston Road). Among other mature trees along Preston Road they contribute to the visual amenity of the area.

The proposed works to both oak trees would not unduly impact on the outward appearance of the trees nor harm their amenity value. In the case of the oak tree where removal of dead wood is proposed, the works are advisable in the interests of safety.

The sycamore tree is currently healthy, although there are inherent weaknesses associated with its structure that will cause problems in the future. The tree is causing notable damage to the stone wall at the entrance to Shaw Hill. No objection to its removal has been received and subject to the imposition of a condition requiring a suitable replacement, it is not considered that the loss of the tree would be unduly harmful the amenity of the area due to the surrounding tree cover.

The Council's Arboricultural Officer has recommended approval of the application.

Conclusion

The proposal is recommended for conditional approval.

Recommendation: Consent for Tree Works Conditions

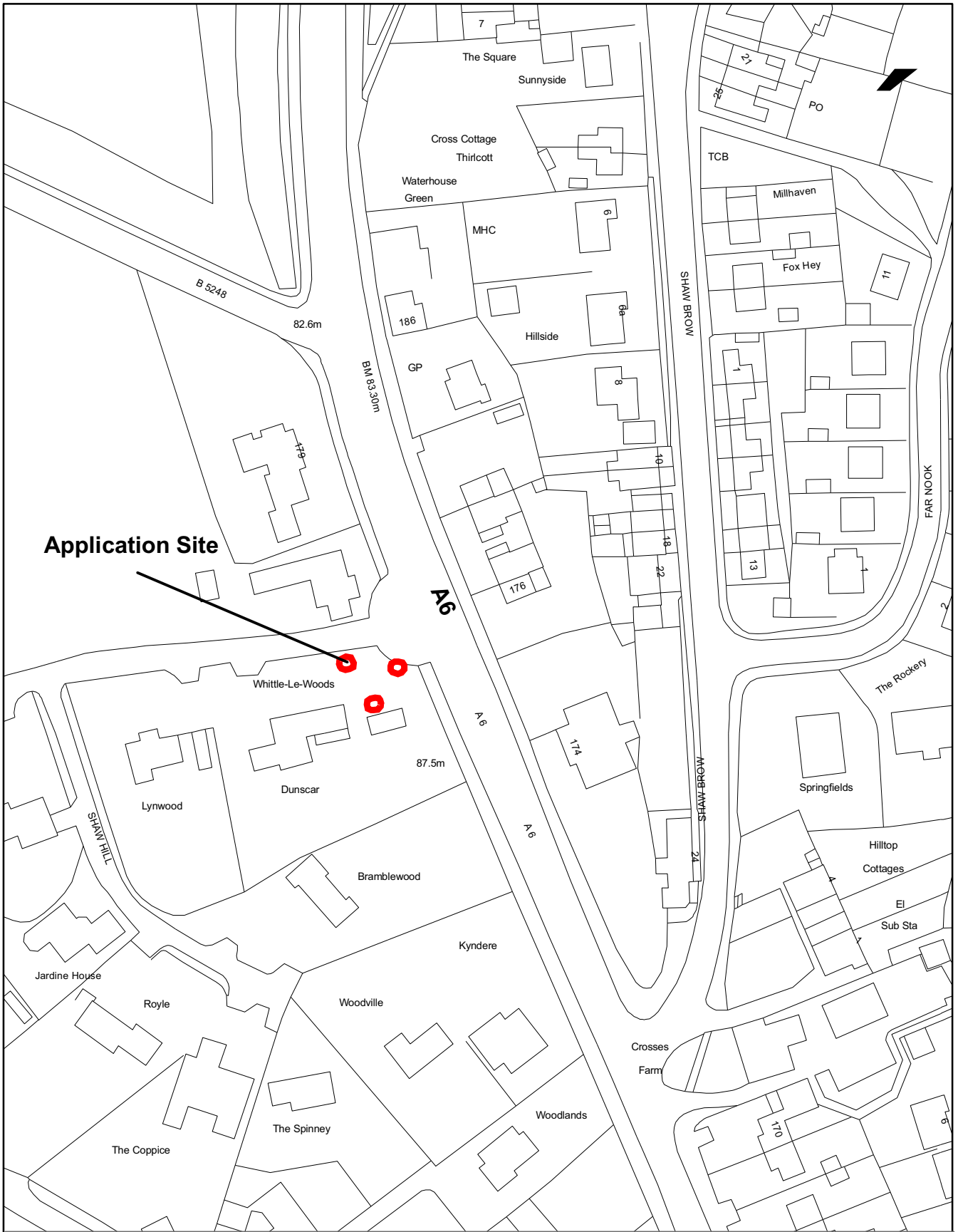
1. The tree works for which consent is hereby granted are as specified below only, namely:-

- Crown lifting of oak tree marked T1 on submitted location plan (received 25 July 2006), amounting to removal of three identified lower branches;
- Removal of dead wood from oak tree marked T2;
- Felling of sycamore tree identified as SY1.

Reason: To define the consent, to safeguard the appearance and health of the trees and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.

2. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy No. EP9 of the Adopted Chorley Borough Local Plan Review.



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Application Number:
06/00863/TPO

Grid Ref:

Scale:
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Agenda Item No.
D. 2

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Item D. 3 **06/00962/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Erection of single storey kitchen extension to rear,**

Location **174 Preston Road Whittle-Le-Woods Chorley PR6 7HE**

Applicant **Truffles Restaurant**

Proposal This application relates to Truffles Restaurant, 174 Preston Road, Whittle Le Woods and proposes the erection of a single storey rear kitchen extension. The extension is to be sited on the western elevation of the building and is to incorporate matching materials. An additional 16.7m² of floor space will be created as a result of the extension.

Policy GN1 - General Settlement Areas
 GN5 - Building Design & Landscaping
 EP21 - Air Pollution
 EP21A - Light Pollution

Planning History There is no recent relevant planning history.

Representations Two letters have been received from the occupiers of the following properties, the contents of which can be summarised as follows: -

- The restaurant has caused noise disturbance over the last 2 years
- Increasing the kitchen area will require an increase in extraction and also bring the fan closer to the property
- Consideration should be given to positioning and noise levels if the extension is permitted
- Disturbance has also resulted from increased levels of lighting which runs late into the night hence assurances are sought that the development will not require any increase in light levels
- Will the extension come too close to an existing wooden shed and create a fire hazard
- A security light causes light disturbance as does an existing extraction fan
- Noise is also caused late at night by breaking bottles and such things
- The extension would be close to a wooden structure and there is an issue regarding safety and the fire regulations should be checked to ensure they are not broken if the application is passed
- Some years ago the drains were blocked with fat hence if the capacity of the restaurant is being increased, it should be ensured that the drains have the capacity to cope with the extra waste

Consultations The Director of Streetscene, Neighbourhoods and Environment

raises no objections in relation to the application. In response to the objection letters, it is stated that no complaints have ever been received from residents regarding noise and light. If a complaint was received regarding these matters, both can be investigated as possible statutory nuisances if they are genuine complaints.

No comments received from LCC (Highways).

Whittle Le Woods Parish Council raise no objections to the application.

Assessment

The main issues to consider are the impact of the extension on the character and appearance of the streetscene/applicants property and on the residential amenities of the adjacent properties.

The design of the extension is sympathetic and subservient to the existing building and it is proposed to be constructed from matching materials. In streetscene terms, the extension will not be visible from the main road and on this basis it is considered that the extension will not harm the character and appearance of the streetscene and the application property.

Turning to residential amenity, the extension is of a suitable distance from adjacent residential properties so as not to cause harm to living conditions through loss of light, overshadowing or overbearing impact. In terms of the concerns raised in relation to extraction, a standard condition is recommend requiring full details of the extraction system to be submitted to the Council for consideration and approval prior to works commencing on site. Concerns were expressed regarding noise and light disturbance although the Environmental Services advises that no complaints have ever been received. However, if complaints are received, both matters could be investigated as possible statutory nuisances. The issue of drainage and the proximity of the extension to wooden outbuildings will be dealt with as part of an application submitted for Building Regulations approval. It is not therefore considered that the extension will result in detrimental harm to the living conditions of the occupiers of adjacent properties.

Conclusion

On the basis of the above, it is considered that the extension accords with the requisite planning policies hence it is recommend that planning permission be granted subject to the recommended 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

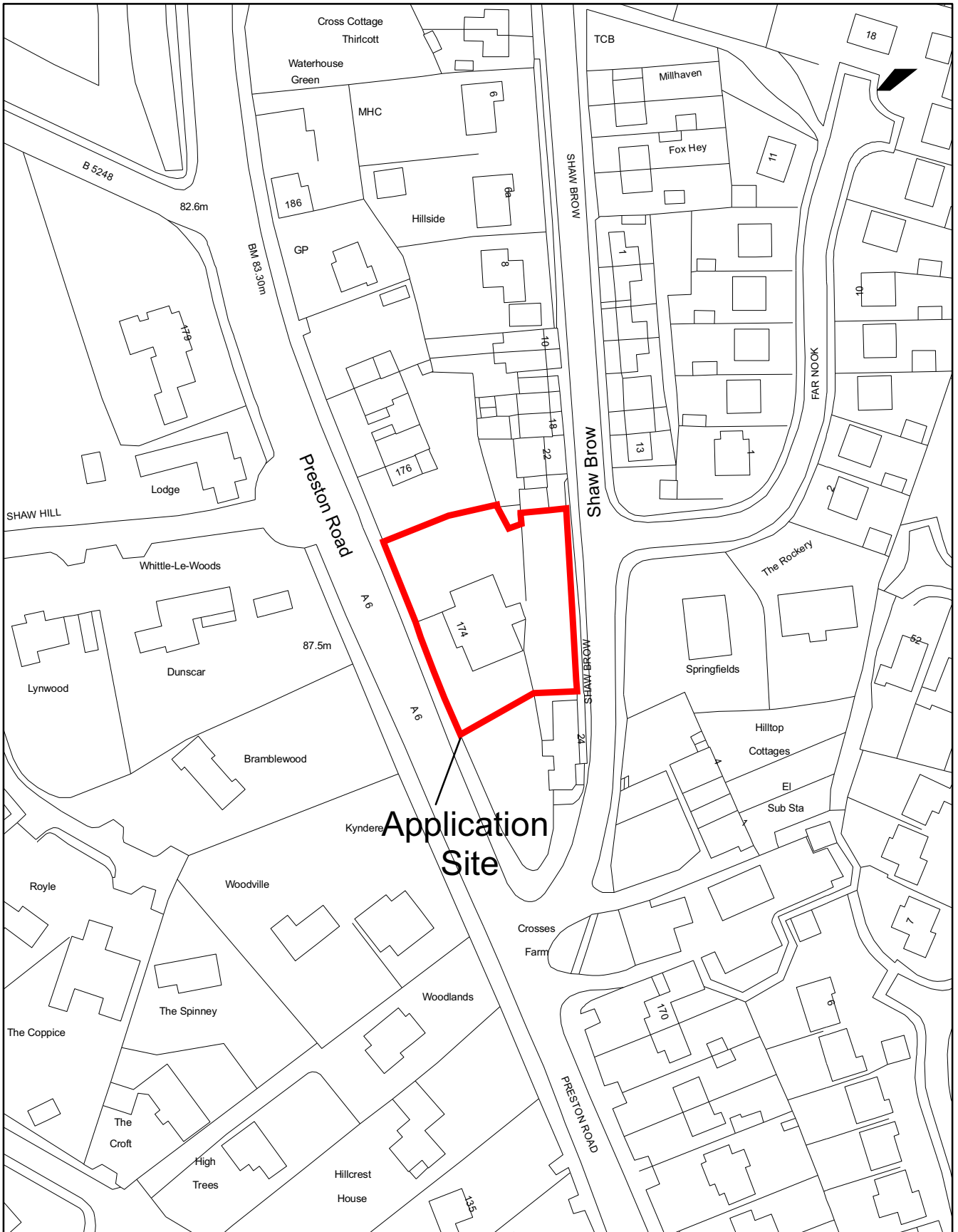
3. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21 of the Adopted Chorley Borough Local Plan Review.

4. Before any works to implement this permission are commenced full details of the external illumination to the extension hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The lighting shall only be installed in accordance with the approved details.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.

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Application Number:
06/00962/FUL

Grid Ref:
E: 357919
N: 420999

Scale:
1:1,250

Agenda Item No.
D. 3

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| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 17/10/2006 |

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 11/09/06 and 30/09/06

| | | | | | |
|-------------------|--|----------------------|------------|-----------------|---------------------------------|
| Plan Ref | 06/00104/COU | Date Received | 27.01.2006 | Decision | Permit Full Planning Permission |
| Ward: | Chorley South East | Date Decided | 12.09.2006 | | |
| Proposal : | Change of use from Retail (A1) to Amusement centre (D2) site, area 240 square metres | | | | |
| Location : | E H Booth Supermarket 81 - 83 Market Street Chorley Lancashire PR7 2SU | | | | |
| Applicant: | Goldrush Amusements Ltd Unit 3 St Georges Park, Kirkham, PR4 2EF | | | | |
| <hr/> | | | | | |
| Plan Ref | 06/00214/FUL | Date Received | 14.02.2006 | Decision | Permit Full Planning Permission |
| Ward: | Wheelton And Withnell | Date Decided | 15.09.2006 | | |
| Proposal : | Erection of detached double garage, | | | | |
| Location : | 1 Maple Avenue Brinscall Lancashire PR6 8QW | | | | |
| Applicant: | Mr S Drinkall 1 Maple Avenue Brinscall Lancashire PR6 8QW | | | | |
| <hr/> | | | | | |
| Plan Ref | 06/00411/FUL | Date Received | 31.03.2006 | Decision | Permit Full Planning Permission |
| Ward: | Euxton North | Date Decided | 18.09.2006 | | |
| Proposal : | Retrospective application for the conversion of former barn to one dwelling and erection of detached garage. | | | | |
| Location : | Pack Saddle Barn Wigan Road Euxton | | | | |
| Applicant: | Mr And Mrs Fairhurst C/O Agent | | | | |

Continued....

Plan Ref 06/00412/LBC **Date Received** 31.03.2006 **Decision** Grant Listed Building Consent

Ward: Euxton North **Date Decided** 18.09.2006

Proposal : Retrospective application for listed building consent for internal and external alterations of former barn in relation to conversion of barn to one dwelling and erection of a detached garage.

Location : Pack Saddle Barn Wigan Road Euxton

Applicant: Mr And Mrs Fairhurst C/O Agent

Plan Ref 06/00490/FUL **Date Received** 18.04.2006 **Decision** Application Withdrawn

Ward: Adlington & Anderton **Date Decided** 20.09.2006

Proposal : Raising of roof, formation of dormers to the rear elevation, side extension and conversion of the basement to living accommodation

Location : Ickledoo Bolton Road Anderton Chorley PR6 9HN

Applicant: Mr E Joynt Ickledoo Bolton Road Anderton Chorley PR6 9HN

Plan Ref 06/00491/FUL **Date Received** 18.04.2006 **Decision** Application Withdrawn

Ward: Adlington & Anderton **Date Decided** 20.09.2006

Proposal : Raising of roof, formation of dormers to the rear elevation, side extension and conversion of basement to living accommodation

Location : Moorside Bolton Road Anderton Chorley PR6 9HN

Applicant: Ms N Sutton Moorside Bolton Road Anderton Chorley PR6 9HN

Plan Ref 06/00641/FUL **Date Received** 26.05.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 11.09.2006

Proposal : Formation of a sand paddock, 20m X 40m in field adjacent to stables

Location : Heys Barn Chapel Lane Heapey Chorley PR6 8EW

Applicant: Deborah White Heys Barn Chapel Lane Heapey Chorley PR6 8EW

Plan Ref 06/00660/FUL **Date Received** 05.06.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 15.09.2006

Proposal : Proposed steel portal framed cladded animal livestock building.

Location : Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB

Applicant: Mr A Deacon Boyes Farm Leyland Lane Leyland PR26 8LB

| | | | | | |
|-------------------|---|----------------------|------------|-----------------|---|
| Plan Ref | 06/00650/CTY | Date Received | 08.06.2006 | Decision | No objection to LCC Reg 3/4 Application |
| Ward: | Adlington & Anderton | Date Decided | 15.09.2006 | | |
| Proposal : | To increase the height of landfill gas utilisation engines exhaust stack from 7m to 9m above ground level | | | | |
| Location : | Rigby Quarry And Houghton House Landfill Site The Common Adlington Chorley | | | | |
| Applicant: | RPS Planning, Transport And Environment C/O Agent | | | | |
| Plan Ref | 06/00719/TPO | Date Received | 21.06.2006 | Decision | Refuse for Tree Works |
| Ward: | Chorley North East | Date Decided | 12.09.2006 | | |
| Proposal : | Removal of four trees covered by TPO 7 (Chorley) 2002, | | | | |
| Location : | St Peters Church Harpers Lane Chorley PR6 0HP | | | | |
| Applicant: | The Revd L Atherton St Peters Vicarage Harpers Lane Chorley PR6 0HT | | | | |
| Plan Ref | 06/00748/FUL | Date Received | 29.06.2006 | Decision | Permit Full Planning Permission |
| Ward: | Eccleston And Mawdesley | Date Decided | 18.09.2006 | | |
| Proposal : | Alterations to internal layout and elevational alterations. | | | | |
| Location : | Nook Farm Barn Nook Lane Mawdesley Ormskirk L40 2RL | | | | |
| Applicant: | Mr And Mrs Hughes Nook Farm Barn Nook Lane Mawdesley Ormskirk L40 2RL | | | | |
| Plan Ref | 06/00749/FUL | Date Received | 29.06.2006 | Decision | Permit Full Planning Permission |
| Ward: | Chorley South East | Date Decided | 12.09.2006 | | |
| Proposal : | Car-park extension to the front of the school and siting of a steel container to the rear of the school | | | | |
| Location : | St Georges Primary School Carr Lane Chorley Lancashire PR7 3JU | | | | |
| Applicant: | St Georges Primary School Carr Lane Chorley Lancashire PR7 3JU | | | | |
| Plan Ref | 06/00763/FUL | Date Received | 03.07.2006 | Decision | Permit Full Planning Permission |
| Ward: | Wheelton And Withnell | Date Decided | 12.09.2006 | | |
| Proposal : | Single storey rear extension and detached double garage | | | | |
| Location : | Tower Loft Whins Lane Wheelton Chorley PR6 8HN | | | | |
| Applicant: | Mr Frank Bullough Tower Loft Whins Lane Wheelton Chorley PR6 8HN | | | | |

Plan Ref 06/00783/COU **Date Received** 04.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 12.09.2006
West

Proposal : Change of use from retail outlet to cafe.
Location : 9 St Thomas's Road Chorley PR7 1HP
Applicant: Mr And Mrs S Lees 14 Regent Road Leyland PR25 2LJ

Plan Ref 06/00766/FUL **Date Received** 06.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 11.09.2006
West

Proposal : Single storey rear extension and a two storey extension to the side
Location : 37 Astley Road Chorley PR7 1RR
Applicant: Mr & Mrs Parker 48 Highfield Road South Chorley PR7 1RH

Plan Ref 06/00781/REMAJ **Date Received** 06.07.2006 **Decision** Permit Full Planning Permission

Ward: Astley And **Date Decided** 22.09.2006
Buckshaw

Proposal : 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
Location : Roundabout At The Eastern End Of Buckshaw Avenue Buckshaw Village Lancashire
Applicant: Redrow Homes (Lancashire) Ltd And Barratt Manchester Redrow House, 14 Eaton Avenue, Buckshaw Village, Chorley, PR7 7NA

Plan Ref 06/00896/FUL **Date Received** 06.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 25.09.2006
East

Proposal : Erection of single storey side and rear extension,
Location : 7 Daisy Fold Chorley PR6 0JU
Applicant: Mr & Mrs Harwood 7 Daisy Fold Chorley PR6 0JU

Plan Ref 06/00807/FUL **Date Received** 07.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 15.09.2006

Proposal : Two storey side and rear extension and rear conservatory,
Location : 147 Wigan Road Euxton Chorley PR7 6JH
Applicant: Mr H Schofield 147 Wigan Road Euxton Chorley PR7 6JH

Plan Ref 06/00815/FUL **Date Received** 07.07.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 12.09.2006

Proposal : Erection of a detached garage
Location : 21 Roe Hey Drive Coppull Chorley PR7 4PU
Applicant: Mr D Biggins 21 Roe Hey Drive Coppull Chorley PR7 4PU

Plan Ref 06/00821/LBC **Date Received** 11.07.2006 **Decision** Grant Listed Building Consent

Ward: Heath Charnock And Rivington **Date Decided** 12.09.2006

Proposal : Replacement of two modern upstairs windows with stone mullioned windows to match existing,
Location : Dill Hall Dill Hall Brow Heath Charnock Chorley PR6 9HA
Applicant: Mr Martin Devine Dill Hall Dill Hall Brow Heath Charnock Chorley PR6 9HA

Plan Ref 06/00830/FUL **Date Received** 12.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 25.09.2006

Proposal : Two storey side extension.
Location : 11 Russell Square West Chorley PR6 0AR
Applicant: Mr And Mrs J Watts 11 Russell Square West Chorley PR6 0AR

Plan Ref 06/00787/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 22.09.2006

Proposal : Installation of two 6 metre high street lights on the east side of the existing car park
Location : Car Park At Euxton Parish Church Hall School Lane Euxton Lancashire
Applicant: Gerald E Caesar 40 Glamis Drive Chorley PR7 1LX

Plan Ref 06/00788/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 12.09.2006

Proposal : Retrospective application for the erection of a security fence to site boundary , 2 No. gates to existing entrances and 2 other existing entrances no longer to be used,
Location : Brinscall M O T Station Railway Road Brinscall Chorley PR6 8RJ
Applicant: Peter Fielding Brinscall M O T Station Railway Road Brinscall Chorley PR6 8RJ

Plan Ref 06/00823/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 12.09.2006

Proposal : Erection of a detached garage

Location : Oaklands 40 Burgh Lane Chorley PR7 3NT

Applicant: Mr M A Spencer Oaklands 40 Burgh Lane Chorley PR7 3NT

Plan Ref 06/00834/FUL **Date Received** 13.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 27.09.2006

Proposal : 2 No single storey rear extensions and 1 No side extension. Tree planting scheme to replace proposed felled trees. Ramped access to side and minor change to side landscaping

Location : Sacred Heart Roman Catholic Primary School Brooke Street Chorley PR6 0LB

Applicant: Mrs L McLoughoin Sacred Heart Roman Catholic Primary School Brooke Street Chorley PR6 0LB

Plan Ref 06/00839/FUL **Date Received** 14.07.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 25.09.2006

Proposal : Single storey extension to front with ramp area

Location : Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU

Applicant: The School Govenors Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU

Plan Ref 06/00806/FUL **Date Received** 17.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 11.09.2006

Proposal : Erection of single storey side extension,

Location : 4 Brookside Euxton Lancashire PR7 6HR

Applicant: Mr & Mrs Boddington 4 Brookside Euxton Lancashire PR7 6HR

Plan Ref 06/00816/LBC **Date Received** 17.07.2006 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 11.09.2006

Proposal : Listed Building Consent for the replacement of bathroom window, 2 garage windows and french windows/doors,

Location : 65 Town Road Croston Leyland PR26 9RA

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

Plan Ref 06/00825/FUL **Date Received** 17.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 11.09.2006

Proposal : Erection of rear conservatory,
Location : 29 Cotswold Avenue Euxton Chorley PR7 6NR
Applicant: Mr & Mrs Baker 29 Cotswold Avenue Euxton Chorley PR7 6NR

Plan Ref 06/00829/FUL **Date Received** 17.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.09.2006

Proposal : Proposed security gates and fencing
Location : Thermadyne Unit 43 Chorley North Industrial Park Drumhead Road Chorley
Applicant: Thermadyne Industries Ltd Unit 43 Chorley North Industrial Park Drumhead Road Chorley PR6 7BX

Plan Ref 06/00826/FUL **Date Received** 18.07.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 12.09.2006

Proposal : Erection of detached garage
Location : Glympton Barmskin Lane Heskin Chorley PR7 5PT
Applicant: Mr & Mrs Smith Glympton Barmskin Lane Heskin Chorley PR7 5PT

Plan Ref 06/00831/FUL **Date Received** 18.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 12.09.2006

Proposal : Single storey side extension
Location : 74A Barley Field Bamber Bridge Preston PR5 8JJ
Applicant: Mr & Mrs S Cross 74A Barley Field Bamber Bridge Preston PR5 8JJ

Plan Ref 06/00841/FUL **Date Received** 18.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 12.09.2006

Proposal : Porch extension to the side elevation
Location : 1 Lydd Grove Chorley PR7 2QQ
Applicant: Mr J Ollerton 1 Lydd Grove Chorley PR7 2QQ

Plan Ref 06/00843/FUL **Date Received** 20.07.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.09.2006

Proposal : Erection of single storey side and rear extension for use as granny annexe and utility room,

Location : 2 Rosedene Parr Lane Eccleston Chorley PR7 5SL

Applicant: Mrs Cobham 2 Rosedene Parr Lane Eccleston Chorley PR7 5SL

Plan Ref 06/00844/FUL **Date Received** 20.07.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 14.09.2006

Proposal : Single storey side and rear extension and conversion of existing integral single garage

Location : 2 Wardle Court Whittle-Le-Woods Chorley PR6 7DQ

Applicant: Mr & Mrs Darbyshire 2 Wardle Court Whittle-Le-Woods Chorley PR6 7DQ

Plan Ref 06/00845/FUL **Date Received** 20.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 12.09.2006

Proposal : Demolish existing rear extension and porch and erect a single storey rear extension

Location : 54 Millfield Road Chorley PR7 1RE

Applicant: Mr W Kellett 54 Millfield Road Chorley PR7 1RE

Plan Ref 06/00852/FUL **Date Received** 20.07.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 12.09.2006

Proposal : Amendments to previous permission (application no. 05/00027/FUL) to include ground and first floor bay windows on rear elevation, amendment of conservatory design and enlargement of side extension,

Location : 17 Washington Lane Euxton Chorley PR7 6DE

Applicant: Dr A K Jain & Dr S Jain 17 Washington Lane Euxton Lancashire PR7 6DE

Plan Ref 06/00842/FUL **Date Received** 21.07.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.09.2006

Proposal : Rear conservatory

Location : 1 Lonsdale Drive Croston Leyland PR26 9SA

Applicant: Mrs Banks 1 Lonsdale Drive Croston Leyland PR26 9SA

Plan Ref 06/00853/FUL **Date Received** 21.07.2006 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 15.09.2006

Proposal : Two storey side extension and single storey rear extension
Location : 121 Station Road Croston Leyland PR26 9RP
Applicant: Mr J Griffiths 121 Station Road Croston PR26 9RP

Plan Ref 06/00854/FUL **Date Received** 21.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 12.09.2006

Proposal : Demolition of existing wooden conservatory and erection of replacement UPVC conservatory,
Location : 2 Dove Cote Clayton-Le-Woods Chorley PR6 7AY
Applicant: John Colling 2 Dove Cote Clayton-Le-Woods Chorley PR6 7AY

Plan Ref 06/00855/FUL **Date Received** 24.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 12.09.2006

Proposal : Rear Conservatory
Location : 17 Lancashire Drive Buckshaw Village Chorley Lancashire PR7 7BJ
Applicant: Mr Roberts 17 Lancashire Drive Buckshaw Village Chorley Lancashire PR7 7BJ

Plan Ref 06/00860/FUL **Date Received** 24.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 15.09.2006

Proposal : Erection of side and rear conservatory,
Location : Jontery Wigan Road Clayton-Le-Woods Leyland PR25 5SD
Applicant: Mr S Knowles Jontery Wigan Road Clayton-Le-Woods Leyland PR25 5SD

Plan Ref 06/00862/FUL **Date Received** 25.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 15.09.2006

Proposal : Formation of rear dormer,
Location : 31 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN
Applicant: Mr & Mrs Langan 31 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Plan Ref 06/00864/FUL **Date Received** 25.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 12.09.2006

Proposal : Erection of two storey rear extension and single storey porch to front,
Location : 12 Bracken Close Chorley PR6 0EJ
Applicant: Mr & Mrs Clarke 12 Bracken Close Chorley PR6 0EJ

Plan Ref 06/00858/FUL **Date Received** 26.07.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 22.09.2006

Proposal : Rear extension, front porch and dormers to front, rear and side.
Location : Laurel Bank Bradshaw Lane Mawdesley Ormskirk L40 3SE
Applicant: Mr And Mrs Rowland Laurel Bank Bradshaw Lane Mawdesley Ormskirk L40 3SE

Plan Ref 06/00866/FUL **Date Received** 26.07.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 20.09.2006

Proposal : Erection of single and two storey side extension and single storey rear extension,
Location : 34 Mavis Drive Coppull Chorley PR7 5AF
Applicant: Mrs L Ashall 34 Mavis Drive Coppull Chorley PR7 5AF

Plan Ref 06/00886/FUL **Date Received** 27.07.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 12.09.2006

Proposal : Erection of front extension to superstore
Location : Aldi Supermarket Harpers Lane Chorley PR6 7AB
Applicant: Aldi Stores Ltd C/O Agent

Plan Ref 06/00869/LBC **Date Received** 28.07.2006 **Decision** Refuse Listed Building Consent

Ward: Pennine **Date Decided** 15.09.2006

Proposal : Rear open porch.
Location : Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire
Applicant: M G Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire

Plan Ref 06/00870/FUL **Date Received** 28.07.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 12.09.2006

Proposal : Rear conservatory
Location : 10 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ
Applicant: Mr L Barnes 10 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ

Plan Ref 06/00885/FUL **Date Received** 28.07.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 21.09.2006

Proposal : Formation of dropped kerb to front of house,
Location : 550 Preston Road Clayton-Le-Woods Chorley PR6 7EB
Applicant: C Rennie 550 Preston Road Clayton-Le-Woods Chorley PR6 7EB

Plan Ref 06/00873/FUL **Date Received** 31.07.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 18.09.2006

Proposal : Rear conservatory
Location : 1 Maple Avenue Brinscall Chorley PR6 8QW
Applicant: Mr S Drinkall 1 Maple Avenue Brinscall R6 8QW

Plan Ref 06/00879/FUL **Date Received** 31.07.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley North West **Date Decided** 22.09.2006

Proposal : Two storey side extension and single storey rear extension.
Location : 7 Rawcliffe Road Chorley PR7 2HH
Applicant: Mrs M Taylor 7 Rawcliffe Road Chorley PR7 2HH

Plan Ref 06/00891/FUL **Date Received** 31.07.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 22.09.2006

Proposal : Conservatory to the rear
Location : 53 Parr Lane Eccleston Chorley PR7 5RP
Applicant: Mr & Mrs Holborn 53 Parr Lane Eccleston Chorley PR7 5RP

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| Plan Ref | 06/00875/FUL | Date Received | 01.08.2006 | Decision | Permit Full Planning Permission |
| Ward: | Chisnall | Date Decided | 15.09.2006 | | |
| Proposal : | Replace rocket extension with lattice extension and install 5 dishes to existing mast, | | | | |
| Location : | T-Mobile (UK) Ltd Telecommunication Mast Charnock Brow Farm Preston Road Charnock Richard | | | | |
| Applicant: | Arqiva Crawley Court Winchester Hampshire SO21 2QA | | | | |
| Plan Ref | 06/00894/COU | Date Received | 01.08.2006 | Decision | Refuse Full Planning Permission |
| Ward: | Clayton-le-Woods And Whittle-le-Woods | Date Decided | 22.09.2006 | | |
| Proposal : | Change of use from a two storey residential property to ground floor office with rear parking and a one bedroom flat with separate entrance to the rear | | | | |
| Location : | 351 Preston Road Clayton-Le-Woods Chorley PR6 7PY | | | | |
| Applicant: | Red Door Properties 459 Preston Road Clayton-Le-Woods Chorley PR6 7JD | | | | |
| Plan Ref | 06/00895/FUL | Date Received | 02.08.2006 | Decision | Refuse Full Planning Permission |
| Ward: | Heath Charnock And Rivington | Date Decided | 22.09.2006 | | |
| Proposal : | Proposed storage building | | | | |
| Location : | Land 20m South West Of Cockers Farm Long Lane Heath Charnock | | | | |
| Applicant: | Mr C Kay Waters Edge Hoggs Lane Chorley PR7 4AW | | | | |
| Plan Ref | 06/00897/FUL | Date Received | 02.08.2006 | Decision | Permit Full Planning Permission |
| Ward: | Chorley East | Date Decided | 15.09.2006 | | |
| Proposal : | Erection of two storey side and single storey rear extension, | | | | |
| Location : | 43 Canterbury Street Chorley Lancashire PR6 0LW | | | | |
| Applicant: | Mr & Mrs Drysdale 43 Canterbury Street Chorley Lancashire PR6 0LW | | | | |
| Plan Ref | 06/00881/FUL | Date Received | 03.08.2006 | Decision | Refuse Full Planning Permission |
| Ward: | Chorley East | Date Decided | 25.09.2006 | | |
| Proposal : | Two storey side extension. | | | | |
| Location : | 1 Crosse Hall Fold Chorley Lancashire PR6 9AN | | | | |
| Applicant: | Mr And Mrs Quick 1 Crosse Hall Fold Chorley Lancashire PR6 9AN | | | | |

Plan Ref 06/00887/FUL **Date Received** 03.08.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 12.09.2006

Proposal : Erection of rear conservatory,
Location : Norab Preston Road Clayton-Le-Woods Chorley PR6 7EH
Applicant: Mr & Mrs Portas Norab Preston Road Clayton-Le-Woods Chorley PR6 7EH

Plan Ref 06/00898/FUL **Date Received** 03.08.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 15.09.2006

Proposal : Erection of rear conservatory,
Location : 96 Bury Lane Withnell Chorley PR6 8SD
Applicant: Mr & Mrs Poole 96 Bury Lane Withnell Chorley PR6 8SD

Plan Ref 06/00904/FUL **Date Received** 03.08.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 15.09.2006

Proposal : Erection of rear conservatory,
Location : 27 Shawbrook Close Euxton Chorley PR7 6JY
Applicant: Mr & Mrs Garrett 27 Shawbrook Close Euxton Chorley PR7 6JY

Plan Ref 06/00905/FUL **Date Received** 03.08.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.09.2006

Proposal : Demolition of existing dwellings and erection of new dwelling and detached garage
Location : Monks Hill Cottage Briers Brow Wheelton Lancashire PR6 8JQ
Applicant: Fallows Gowen Partnership 16A Davyhulme Circle, Davyhulme, Manchester

Plan Ref 06/00893/FUL **Date Received** 04.08.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 22.09.2006

Proposal : Erection of first floor side extension and extension to porch at front,
Location : 53 Studfold Astley Village Chorley Lancashire PR7 1UA
Applicant: Mr & Mrs Alliss 53 Studfold Astley Village Chorley Lancashire PR7 1UA

Plan Ref 06/00907/TEL **Date Received** 08.08.2006 **Decision** Approve - Telecom
Ward: Lostock **Date Decided** 15.09.2006

Proposal : Prior notification of the installation of a 15m telecommunications monopole, accommodating five antennas and ground based radio equipment housing,
Location : Twin Lakes Industrial Estate Brickcroft Lane Croston Lancashire PR26 9RF
Applicant: Hutchinson 3G Ltd C/o Agent

Plan Ref 06/00919/FUL **Date Received** 09.08.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 12.09.2006

Proposal : Erection of single storey front porch,
Location : 63 Cloughton Avenue Clayton-Le-Woods Leyland PR25 5TJ
Applicant: Mr B Ribchester 63 Cloughton Avenue Clayton-Le-Woods Leyland PR25 5TJ

Plan Ref 06/00954/ADV **Date Received** 11.08.2006 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 28.09.2006

Proposal : 06/00918_High level back lit advertisement and free-standing totem sign.
Location : Site 1 Buckshaw Avenue Buckshaw Village Euxton Lancashire
Applicant: Multipart Multipart Distribution Limited Pilling Lane Chorley PR7 3EL

Plan Ref 06/00975/TEL **Date Received** 21.08.2006 **Decision** Prior Notification for Telecom - Refusal

Ward: Adlington & Anderton **Date Decided** 29.09.2006

Proposal : Prior Notification of the installation of a radio base station consisting of 15m slim-line monopole with six antennae and two dishes and associated equipment cabinets,
Location : White Bear Yard Park Road Adlington Lancashire
Applicant: O2 (UK) Ltd C/o Agent

Plan Ref 06/00981/TCON **Date Received** 21.08.2006 **Decision** Refuse for Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 27.09.2006

Proposal : Felling of one oak tree.
Location : Rivington Primary School Horrobin Lane Rivington Horwich Bolton
Applicant: Paul Scott (Ken Linfords) Riverside View Nurseries Ulnes Walton Lane Leyland
