



# Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 12th December  
2006**

In the Council Chamber, Town Hall, Chorley



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## **PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE**

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, two working days before the day of the meeting. (12 Noon on the Friday prior to the meeting)
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

## **ORDER OF SPEAKING AT THE MEETINGS**

1. The Director of Development and Regeneration or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. The applicant or her/his representative will be invited to respond, again for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
4. A local Councillor who is not a member of the Committee may speak on the proposed development.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

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## Chief Executive's Office

Please ask for: Dianne Scambler  
Direct Dial: (01257) 515034  
E-mail address: [dianne.scambler@chorley.gov.uk](mailto:dianne.scambler@chorley.gov.uk)  
Date: 01 December 2006

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**Chief Executive:** Donna Hall

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 12TH DECEMBER 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, 12th December 2006 at 6.30 pm.

### **A G E N D A**

1. **Apologies for absence**
2. **Minutes (Pages 1 - 26)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee on 21 November 2006 (enclosed).

3. **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.

4. **Planning Applications Awaiting Decision (Pages 27 - 28)**

- (a) **A1:06/01056/FULMAJ - Land, Parcel H4, Buckshaw Village, Whittle-Le-Woods**  
(Pages 29 - 38)

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

- (b) **B1:06/01224/FUL - Tan Pits Farm, New Road, Anderton** (Pages 39 - 48)

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

5. **Enforcement Report - Tan Pits Farm, New Road, Anderton (Pages 49 - 52)**

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

Continued....

6. **TPO Report - No.5 (Abbey Village) 2006 (Pages 53 - 60)**  
Report of the Director of Development and Regeneration (enclosed).
7. **Planning Appeals and Decisions - Notification (Pages 61 - 62)**  
Report of the Director of Development and Regeneration (enclosed).
8. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Encs

**Distribution**

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

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

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

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

01257 515823

کیجئے:

## Development Control Committee

**Tuesday, 21 November 2006**

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

**Officers:** Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Dianne Scambler (Trainee Democratic Services Officer), Mark Moore (Principal Planning Officer), Steve Pearce (Assistant Head of Democratic Services) and Helen Lowe (Planning Officer)

**Also in attendance:** Councillor Mrs Iris Smith (Wheeldon and Withnell Ward)

### 06.DC.72 WELCOME

The Chair welcomed everybody to the first meeting of the Development Control Committee that allowed public speaking on applications that were to be determined at this Committee.

### 06.DC.73 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Ken Ball and Danny Gee

### 06.DC.74 DECLARATIONS OF ANY INTERESTS

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

Councillor June Molyneaux –	Item 7 – Enforcement Report		
	Item 8 – Enforcement Report		
Councillor Roy Lees	Item A3,	Planning	Application
	06/01078/REMMAJ		
	Item A4,	Planning	Application
	06/01079/REMMAJ		

### 06.DC.75 MINUTES OF MEETING TUESDAY, 17TH OCTOBER 2006 OF DEVELOPMENT CONTROL COMMITTEE

**RESOLVED – That the meeting of the Development Control Committee held on 17 October 2006 be confirmed as a correct record and signed by the Chair.**

### 06.DC.76 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 under item 4, be determined in accordance with the Committee's decisions as recorded below.**

(a) **A.2:06/01057/FULMAJ - Land between Froom Street and Crosse Hall Lane, Chorley**

Application No:06/01057/FULMAJ

Proposal: Substitution of house types and minor amendments to plots 1, 8, 10, 14, 15, 17, 31 and 32, and amendments to approved layout.

Location: Land between Froom Street and Crosse Hall Lane, Chorley  
(The Committee received representations from a supporter of the application).

Decision:

It was proposed by Councillor Shaun Smith, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

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

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

Plan Ref.	Received On:	Title:
HB155/P/PSW01	12/09/2006	Plan 3 Development
Site/Location Plan		
HB155/PL02 Rev E	12/09/2006	Planning Layout 02
4H/1307/02 Rev C	12/09/2006	Elevations Bramhall
4H/1307/01 Rev H	12/09/2006	Floor Plans Bramhall
4H/1054/01 Rev G	12/09/2006	Floor Plans The Appleton
4H/1054/02 Rev E	12/09/2006	Elevations The Appleton
4H/1270/02 Rev D	12/09/2006	Elevations Worcester
4H/1270/01 Rev J	12/09/2006	Floor Plans Worcester
4H/1268/01 Rev E	12/09/2006	Floor Layouts The Staunton
4H/1268/02	12/09/2006	Elevations The Staunton

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

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

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.***

**5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials**

(notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

6. 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.*

7. 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.*

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

(b) **B.7:06/01080/FUL - Cam Lane Cottage, Cam Lane, Clayton-Le-Woods, Chorley**

Application No: 06/01080/FUL

Proposal: Single storey enclosure for manure store, pumping station and garden store

Location: Cam Lane Cottage, Cam Lane, Clayton-Le-Woods, Chorley

(The Committee received representations from a supporter of the application).

Decision:

It was proposed by Councillor Shaun Smith, seconded by Councillor Henry Counce to grant planning permission.

An amendment to the motion was proposed by Councillor Francis Culshaw, seconded by Councillor Eric Bell and upon being put to the vote was subsequently **RESOLVED (9:3) to refuse full planning permission for the following reason:**

**The proposed development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be permitted if it is for an appropriate purpose and where very special circumstances can be demonstrated. The proposal is not considered to be appropriate development and the applicant has failed to demonstrate that there are any such special circumstances to permit the type, scale and form of development proposed. As such the proposal is considered to be contrary to Government advice contained in 'PPG2: Green Belts' and Policy DC1 of the Adopted Chorley Local Plan Review.**

**(c) A.1:06/00991/FULMAJ - Part Parcel F, Main Street, Buckshaw Village, Whittle-Le-Woods**

Application No:06/00991/FULMAJ

Proposal: Resubmission of residential development comprising of 1  
06 dwellings together with associated infrastructure.

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

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Thomas Bedford, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

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

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

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.***

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

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

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



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

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

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

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

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorized by this permission).

**Reason:** *To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

8. The garage hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

**Reason:** *To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.*

9. The approved plans are:

Plan Ref.	Received On:	Title:
06/898 L-02 rev J	8 November 2006	Proposed site layout
	22 August 2006	Location Plan
	31 October 2006	Streetscenes
06-898 EL/FP 01	31 October 2006	House Type A
	22 August 2006	Y Type
	22 August 2006	Z Type
HT3-P-02	22 August 2006	Sancerre House Type –
Elevations		
HT3-P-01	22 August 2006	Sancerre House Type- Plans
HT18-P-01	22 August 2006	Torino House Type
HT4-P-01	22 August 2006	Provence House Type
HT21-P-01	22 August 2006	Lyon House Type
HT19-P-01	22 August 2006	Garonne House Type
HT2-P-01	22 August 2006	Cherbourg House Type
HT5-P-01	22 August 2006	Brittany House Type

SD Wall	22 August 2006	1.8m High Screen Wall
SD Panel	22 August 2006	1.8m High Post & panel
Fence		
SD1	22 August 2006	1.8m High Close Boarded Timber Fence
SD30	22 August 2006	1100 High Wall/Railings
SD22	22 August 2006	1100 High Bow
Top Railings		

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

- (d) **A.3:06/01078/REMMAJ - Buffer Area, West side of Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Euxton**

Application No:06/01078/REMMAJ

Proposal: Part RDC, access, parking gatehouse, circulation space, part MHE store, bottle gas store and fuel point and landscaping.

Location: Buffer Area, West Of Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Thomas Bedford, and subsequently **RESOLVED (9:0) to approve the reserved matters application subject to the following conditions:**

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

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

**2. The full structural details of the installation of the fuel tank, its surround, associated pipe work and monitoring system must be submitted to and approved by the Local Planning Authority prior to the installation of the agreed scheme.**

**Reason:** *To prevent the pollution of the water environment.*

**3. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.**

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

**4. Discharges from yard storage areas, vehicle washing areas, loading and unloading areas and any other areas likely to be contaminated by spillage should be connected to the foul sewer. They may be regarded as trade effluents and may require the formal consent of United Utilities.**

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

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

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

6. No materials or equipment shall be stored on the site other than inside the building or the areas as allocated on the approved plans.

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

7. 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.*

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

Plan Ref	Received On:	Title
15905-PL 151	25/09/06	Expansion Location Plan
15905/PL 153	25/09/06	Expansion Site Plan Western Reserve
15905-PL 154	25/09/06	Proposed Expansion Elevations
15905-PL 105A	25/09/06	Office Plans
SK01	25/09/06	Foul and Surface Water outfall
15905-PL 109	25/09/06	Walkway detail
15905-PL 155	25/09/06	Proposed Elevations
15905-PL 110	25/09/06	Gatehouse
781.02	03/11/06	Landscape Proposals

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

9. 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.*

10. 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.*

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

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

12. 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.*

13. 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.*

14. 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.*

15. 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.*

16. 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.*

17. Any existing access, or part thereof, not incorporated in the access hereby permitted, shall be permanently closed within 28 days of the new access being first brought into use. The verge, footway and kerb shall be reinstated within this period to the requirements of the Local Planning Authority after consultation with the Highway Authority.

*Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

(e) **A.4:06/01079/REMMAJ - Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Euxton**

Application No:06/01079/REMMAJ

Proposal: Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, part circulation space and landscaping. Part MHE store, pallet store, bottle gas store and compactor machine.

Location: Site 6 and 8, Buckshaw Avenue, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Thomas Bedford, and subsequently **RESOLVED (9:0) to approve the reserved matters application subject to the following conditions:**

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

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

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

<b>Plan Ref:</b>	<b>Received On:</b>	<b>Title</b>
15905-PL150	25/09/06	Expansion Location Plan
15905-PL152	25/09/06	Expansion Site Plan Eastern Boundary
15905-PL154	25/09/06	Proposed Elevations
15905-PL105A	25/09/06	Office Plans
SK01	25/09/06	Foul and Surface water Outfall
15905-PL109	25/09/06	Walkway detail
15905-PL107A	25/09/06	Proposed Elevations
15905-PL158	25/09/06	Palette Store
15905-PL157	25/09/06	Ops office plan

15905-PL156 25-09/06

Ops elevations

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

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

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

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

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

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

**Reason:** *To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

9. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted.

The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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

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

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

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

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

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

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

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

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

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

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

15. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle

manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.*

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

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

17. No materials or equipment shall be stored on the site other than inside the building or the areas as allocated on the approved plans.

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

(f) B.1:06/00449/FUL - Buckshaw Hall, Central Avenue, Buckshaw Village, Euxton

Application No:06/00449/FUL

Proposal: Change of use to domestic dwelling and alterations to form habitable layout, partial demolition of outbuilding and repair of Buckshaw Barn, formation of new access and associated landscaping

Location: Buckshaw Hall, Central Avenue, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Eric Bell. Seconded by Councillor Alan Cain, and subsequently **RESOLVED to grant full planning permission following the outcome of planning application 06/00450/LBC 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. The development hereby permitted shall be carried out in accordance with the following submitted documents:**

Donald Insall & Associated drawing reference: BHC41001 RevC, BHC41006 RevB, BHC41002, BHC41003, BHC41009, BHC41010, BHC41203, BHC41204, BHC41205, BHC43205, BHC43206, BHC43209

Justification for the Proposed Work to the Outbuildings (stamped 4<sup>th</sup> April 2006).

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

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



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

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

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

5. Buckshaw Barn, shall only be used for purposes incidental to the enjoyment of Buckshaw Hall, including the parking of cars. The Barn shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HT3of the Adopted Chorley Borough Local Plan Review.*

6. All materials if/where required shall match in colour, form, texture and dimensions to those on the existing buildings, unless otherwise specified and agreed in writing by the Local Planning Authority.

*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. HT2 of the Adopted Chorley Borough Local Plan Review.*

7. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

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

8. The recommendations of the bat Mitigation Method Statement provided by the Eric Bennett Consultancy Ltd dated August 2006 shall be implemented in full, unless agreed otherwise in writing with the Local Planning Authority.

*Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

(g) **B2:06/00450/LBC - Buckshaw Hall, Central avenue, Buckshaw Village, Euxton**

Application No:06/00450/LBC

Proposal: Listed Building Consent for change of use to domestic dwelling and alterations (including demolition of one chimney) to form habitable layout, partial demolition of outbuilding and repair of Buckshaw Barn, formation of new access and associated landscaping.

Location: Buckshaw Hall Central Avenue, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Alan Cain, and subsequently **RESOLVED to grant planning permission subject to the conditions**

listed below, but that it would not be released until a decision had been received from the Government Office of the North West.

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 be carried out in accordance with the following submitted documents:

Donald Insall & Associated drawing reference: BHC41001 RevC, BHC41006 RevB, BHC41002, BHC41003, BHC41009, BHC41010, BHC41203, BHC41204, BHC41205, BHC43205, BHC43206, BHC43209

Justification for the Proposed Work to the Outbuildings (stamped 4<sup>th</sup> April 2006).

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

3. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the materials to be used for the infill panels and their fixing. These details shall include samples of the materials to be used.

*Reason: In the interests of the character and appearance of the Listed Building.*

4. The mix and form of wattle and daub used in repairs shall match the existing wattle and daub.

*Reason: In the interests of the character and appearance of the Listed Building.*

5. Before development commences, full details of the proposed rainwater goods, including the eaves detail, hoppers and fixings to be used on the buildings (with cross section drawings), shall have been submitted to and approved in writing by the Local Planning authority.

*Reason: In the interests of the character and appearance of the Listed Building.*

6. 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 details of the French drain; 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.*

7. 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.*

8. The stone trough shall be retained as shown on plan BHC41001 RevC.

*Reason: In the interests of character and appearance of the listed building.*

9. Where the approved plans indicate that further investigation is required on site:

full details of the methods of these proposed investigations shall be submitted to and approved in writing by the local planning authority before these investigations are undertaken; and

details of the works proposed in these areas following investigation shall be submitted to and approved in writing by the local planning authority before these works are undertaken; and

a programme or archaeological recording in respect of those area affected by the works proposed under b) shall be submitted to and approved in writing by the local planning authority before the works approved under b) are undertaken; and

the programme of archaeological recording approved under c) shall be undertaken and a copy supplied to the local planning authority before completion of the development

unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the character and appearance of the Listed Building.*

10. Buckshaw Barn, shall only be used for purposes incidental to the enjoyment of Buckshaw Hall, including the parking of cars. The Barn shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HT3of the Adopted Chorley Borough Local Plan Review.*

11. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels. Notwithstanding the General Permitted Development Order 1995 no additional openings (including rooflights) shall be formed in the hall or outbuildings without the express consent of the Local Planning Authority.

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

12. Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

*Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.*

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

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

14. All materials if/where required shall match in colour, form, texture and dimensions to those on the existing buildings, unless otherwise specified and agreed in writing by the Local Planning Authority.

*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. HT2 of the Adopted Chorley Borough Local Plan Review.*

15. Notwithstanding any details already submitted, details of the construction of the subfloor (under the stone flags) shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of the character and appearance of the Listed Building and in accordance with policy HT2 or the adopted Chorley Borough Local Plan Review.*

16. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

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

17. The recommendations of the bat Mitigation Method Statement provided by the Eric Bennett Consultancy Ltd dated August 2006 shall be implemented in full, unless agreed otherwise in writing with the Local Planning Authority.

*Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

**(h) B.3:06/00972/ADV - Unit B, Alliance Retail Park, Water Street, Chorley**

Application No:06/00972/ADV

Proposal: Erection of 2 No. internally illuminated fascia signs to front and side elevation and 1 No. non-illuminated fascia sign to front elevation (retrospective).

Location: Unit B, Alliance Retail Park, Water Street, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley, and subsequently RESOLVED (9:1) to refuse the advertising consent for the following reasons:

**1. The proposed advertisements, by reason of their siting, scale and extent of illumination are extremely prominent and do not relate well to other advertisements being displayed within the vicinity. As a result, they are visually obtrusive and detrimental to both the appearance of the building, residential amenities and the amenity of the area. This is contrary to PPG 19 and Policy GN7 of the Adopted Chorley Borough Local Plan Review.**

**2. The proposed advertisements being displayed, by reason of their size, siting and extent of illumination, will distract the attention of drivers, as well as cause a blinding effect, and thus be detrimental to highway safety. This is contrary to PPG 19 and Policy GN7 of the Adopted Chorley Borough Local Plan Review.**

**(i) B.4:06/01019/ADV - Unit A, Alliance Retail Park, Water Street, Chorley**

Application No:06/01019/ADV

Proposal: Erection of 3 internally illuminated logo signs, 4 non-illuminated poster holders and transfers to glazing of entrance lobby (retrospective)

Location: Unit A, alliance Retail Park, Water Street, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED to refuse the advertising consent for the following reasons:**

**1. The proposed advertisements, by reason of their siting, scale and extent of illumination are extremely prominent and do not relate well to other advertisements being displayed within the vicinity. As a result, they are visually obtrusive and detrimental to both the appearance of the building, residential amenities and the amenity of the area. This is contrary to PPG 19 and Policy GN7 of the Adopted Chorley Borough Local Plan Review.**

**2. The proposed advertisements being displayed, by reason of their size, siting and extent of illumination, will distract the attention of drivers, as well as cause a blinding effect, and thus be detrimental to highway safety. This is contrary to PPG 19 and Policy GN7 of the Adopted Chorley Borough Local Plan Review.**

**(j) B.5:06/01074/LBC - Allanson Farm, Westhoughton Road, Adlington**

Application No:06/01074/LBC

Proposal: Retrospective application for the demolition of a single storey flat roof building and replace with a pitched roof single storey extension

Location: allanson Hall Farm, Westhoughton Road, Adlington, Chorley

Decision:

Application withdrawn

**(k) B.6:06/01075/FUL - Allanson Farm, Westhoughton Road, Adlington**

Application No:06/01075/FUL

Proposal: Retrospective application for the demolition of a single storey flat roof building and replace with a pitched roof single storey extension.

Location: Allanson Hall Farm, Westhoughton Road, Adlington, Chorley

Decision:

Application withdrawn

**(l) B.8:06/01150/COU - Barn, North of Ash House Farm, Blue Stone Lane, Mawdesley**

Application No:06/01150/COU

Proposal: Change of use of redundant barn to offices and single storey extension to rear.

Location: Barn, North of Ash House Farm, Blue Stone Lane, Mawdesley

Decision:

It was proposed by Councillor Shaun Smith, seconded by Councillor Thomas Bedford to grant planning permission of the development.

An amendment to the motion was proposed by Councillor Francis Culshaw, seconded by Councillor Alan Cain to refuse planning permission on the grounds that the extension should not be there, upon being put to the vote the motion was lost (3:7).

The original motion was then voted on and was subsequently **RESOLVED (7:2) to grant full planning permission subject to the following conditions:**

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

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

2. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 1, Part 3, Class B) or any Order amending or revoking and re-enacting that Order, the building hereby permitted shall only be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987, no part shall be used for purposes falling within call B8.

*Reason: To protect the amenities of local residents in accordance with Policy EP20 of the adopted Chorley Borough Local Plan Review.*

3. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted.

*Reason: To define the permission and prevent inappropriate rebuilding or new build within an area subject to policies of development restraint and to protect the special character of the building and in accordance with Policy No. DC7A of the Adopted Chorley Borough Local Plan Review*

4. The rear extension hereby permitted shall be constructed of external facing materials that match in form, colour 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 DC7A of the Adopted Chorley Borough Local Plan Review.*

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

*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. DC7A of the Adopted Chorley Borough Local Plan Review.*

6. Before the development is first occupied, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be paved in tarmacadam, concrete, cobbles, or other approved materials.

*Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*

7. Any gateposts erected at the access shall be positioned 5 metres behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated, 45 degree splays shall be provided between the highway boundary and points on either side of the drive measured 5 metres back from the nearside edge of the carriageway.

*Reason: To permit vehicles to pull clear of the carriageway when entering the site, to assist visibility and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*

8. The use hereby permitted shall be restricted to the hours between 8.00am and 7.00pm on weekdays, between 8.00am and 1.00pm on Saturdays and there shall be no operation on Sundays or Bank Holidays.

*Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 and EP7 of the Adopted Chorley Borough Local Plan Review.*

#### 06.DC.77 SITE INSPECTION SUB-COMMITTEE

The Committee received the minutes of the Site Inspection Sub-Committee held on Friday 17 November 2006.

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

Planning application 06/00838/FUL

Planning application 06/00838/FUL sought permission to build a first floor extension to an existing single storey building at the base of a chimney at Withnell Mill, Withnell Fold.

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

It was proposed by Councillor Ralph Snape, seconded by Councillor Shaun Smith, and subsequently **RESOLVED (10:2) 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. 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 HT7 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.***

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

***Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.***

**5. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.**

***Reason : To protect the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.***

6. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of the existing stonework of the property and the details of the new stonework to the extension. The required details shall include the method for maintaining the existing stonework in situ and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing in both the stonework of the existing building and the stonework of the extension.

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

7. The development hereby permitted shall only be carried out in accordance with the amended plan(s), received on 15<sup>th</sup> September 2006.

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

8. Before the development commences, full details of the access ramp and railings to the buildings entrance shall have been submitted to and been approved in writing by the Local Planning Authority. The details shall include materials, railing dimensions and colour finish and the surfacing material for the ramp itself. The development shall only be carried out in accordance with the approved details.

*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.*

9. Before the development commences, full details of a scheme for the rescue, safe storage and re-use of the original materials to the building at the base of the chimney shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details in the approved scheme thereafter.

*Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.*

#### **06.DC.78 ENFORCEMENT REPORT - EAST OF BROWN HOUSE LANE**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action for the dismantling and removal of external brick and cladding to an agricultural building on land East of Brown Street, Wheelton.

**RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning act 1990 in respect of the following breach of planning control – without planning permission cladding of external walls of the building in brick and timber.**

##### **Requirements of the Enforcement Notice**

**Dismantle and remove the external brick and timber cladding from the building.**

##### **Period for Compliance**

**3 months**

##### **Reason**



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

#### **06.DC.79 ENFORCEMENT REPORT - ALLANSON HALL 1**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking Listed Building Enforcement action to demolish a single storey flat roofed building and replace with a pitched roof single storey extension at Allanson Hall Farm, Westhoughton Road, Adlington.

**RESOLVED – That it is expedient to issue a Listed Enforcement Notice under Section 38 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – the extension of Allanson Hall Farm, Westhoughton Road, Adlington, a Grade II Listed Building, without Listed Building Consent by erecting a single storey pitched roof extension to the east elevation of the dwelling house.**

##### **Remedy for Breach**

1. Demolish the single storey pitched roof extension to the East elevation of the building.
2. Remove all material resultant from the works carried out under 9 (ai) from the land.

##### **Period of Compliance**

3 months

##### **Reason**

It is considered that the proposed extension adversely impacts on the special architectural and historic character of the Listed Building and it is contrary to Policy HT2 of the adopted Chorley Borough Local Plan Review.

#### **06.DC.80 ENFORCEMENT REPORT - ALLANSON HALL 2**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to demolish a single storey flat roofed building and replace with a pitched roof single storey extension at Allanson Hall Farm, Westhoughton Road, Adlington.

**RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the erecting of a single storey pitched roof extension at Allanson Hall Farm, Westhoughton Road, Adlington.**

##### **Remedy for Breach**

1. Demolish the single storey pitched roof extension to the East elevation of the building.

2. Remove all material resultant from the works carried out under 9 (ai) from the land.

**Period for Compliance**

3 months

**Reason**

It is considered that the proposed extension adversely impacts on the character and appearance of the existing property and the area as a whole. As such the proposal is contrary to Policies DC1, GN5, DC8A, and HT2 of the adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts.

**06.DC.81 ENFORCEMENT REPORT - CAM LANE COTTAGE**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to demolish a single storey enclosure for manure store, pumping station and garden store, Cam Lane, Clayton-Le-Woods.

**RESOLVED – That it is expedient to issue an Enforcement Notice in respect of the following breach of control – without planning permission the erecting of a flat roofed, brick building, on land at Cam Lane Cottage, Cam Lane, Clayton-Le-Woods, Chorley**

**Remedy for Breach**

1. Demolish the building and remove resultant materials from that demolition from the land.

**Period for Compliance**

Three months

**Reason**

The development is contrary to Policies DC1 of the Adopted Chorley Borough Local Plan Review, in that the development is inappropriate and thereby harmful to the appearance of the Green Belt. There are no very special circumstances to justify the inappropriateness of the development and the harm to the Green Belt.

**06.DC.82 ENFORCEMENT REPORT - CARPETRIGHT**

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

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to commence legal proceedings in respect of the display of the unauthorised signage of 2 no. internally illuminated fascia signs to front and side elevation and 1 no. non-illuminated fascia sign to front elevation – Unit B, alliance Retail Park, Water Street, Chorley

**RESOLVED – That it is expedient to take enforcement action in respect of the following breach of control – the signs are being displayed unlawfully.**

**Remedy of the Breach**

To commence legal proceedings in respect of the display of the unauthorised signage.

**Reason**

The advertisements are contrary to PPG 19 and policy GN7 of the Chorley Borough Local Plan Review by reason of their scale, siting and extent of illumination. The advertisements are overly prominent and out of keeping with other signage being displayed in the vicinity. As a result they are visually obtrusive and detrimental to the appearance of the building, the amenity of the area, residential amenities and highway safety.

**06.DC.83 ENFORCEMENT REPORT - CURRYS**

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

The Committee received a report of the Director of Development and Regeneration on the expediency of taking enforcement action to commence legal proceedings in respect of the display of the unauthorised signage of 3 no. Internally illuminated logo signs, 4 no. non-illuminated poster holders and transfers to glazing of entrance lobby at Unit A, Alliance Retail Park, Water Street, Chorley.

**RESOLVED – That it is expedient to take enforcement action in respect of the following breach of control – the signs are being displayed unlawfully.**

**Remedy for Breach**

To commence legal proceedings in respect of the display of the unauthorised signage.

**Reason**

The advertisements are contrary to PPG 19 and policy GN7 of the Chorley Borough Local Plan Review by reason of their scale, siting and extent of illumination. The advertisements are over prominent and out of keeping with other signage being displayed in the vicinity. As a result, they are visually obtrusive and detrimental to the appearance of the building, the amenity of the area, residential amenities and highway safety

**06.DC.84 UP-DATE ON NATIONAL AND LOCAL PLANNING OBLIGATIONS BEST PRACTICE**

The Director of Development and Regeneration submitted a report to up date Members on recent Planning Guidance received from the Department for Communities and Local Government (DCLG) on Planning Obligations (variously know as Planning Gain, Section 106 agreements or Planning Contributions) and to inform them of work undertaken by the Lancashire Planning Officers' Society on producing the report "Planning Obligations in Lancashire" and how this may be used to negotiate planning contributions related to planning applications in Chorley Borough.

Planning obligations should only be required of developers if planning permission would not otherwise be given. This is known as the "necessity test" and is one of the five tests that should be considered every time a planning obligation is negotiated.

As planning obligations relate to sums of money they are often controversial and may cause suspicion as to why particular developments are granted planning permission and others are not. They are also considered to hold up the development process as it can take considerable time to negotiate and produce legal agreements, which are acceptable to both the Council and the developer.

Members were reminded that a number of alternatives to planning obligations had previously been consulted upon by the Government including tariffs. As it is yet unclear how the monies gained would be spent and who at local level would have the responsibility for spending the money, it is clear that in some circumstances planning obligations will continue to be negotiated. Therefore the Government has recently published "Planning Obligations Practice Guidance" that sets out best practice.

Parallel to this, in accord with the advice set out in the Guidance, the Lancashire Planning Officers (Lancashire Council's heads of planning service) commissioned a working party to produce a document setting out what developers would be expected to contribute for various types of development within the County. The County Council following extensive internal and external consultation has now adopted this policy.

**RESOLVED – 1. That the report is noted in relation to the Planning Obligations Practice Guidance and that the County's Planning Obligations in Lancashire Policy Paper be used as a working document by Borough Council officers and be available on the Council's Planning web sites. This will leave considerable discretion for officers to negotiate obligations but would be a useful starting point, as well as an element of certainty to developers as to what they might expect to contribute.**

**2. The Protocol should not be entered into until the Director of Development and Regeneration is satisfied that it would be of a positive benefit to Chorley Council and would not fetter her discretion in undertaking negotiations.**

#### **06.DC.85 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

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

The report also gave notification of one enforcement appeal that had been lodged, three enforcement appeals that had been dismissed and one enforcement appeal that had been allowed by the planning inspectorate.

The Committee were also notified of the one refusal and one approval of planning applications by Lancashire County Council.

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

#### **06.DC.86 REPORTS OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION ON SELECTED CASES DETERMINED, FOLLOWING CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

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

Application No: 06/00880/COU

Proposal: Change of use of domestic garden to car park (replacing existing car park)  
 Location: Shackerley (Holdings) Group Ltd, 139, Wigan Road, Euxton Chorley  
 Decision: Planning permission granted.

Application No: 06/01017/FUL  
 Proposal: Alterations to existing hairdressers to form new  
 Location: 25A, School Lane, Brinscall  
 Decision: Planning permission granted.

Application No: 06/01026/COU  
 Proposal: Demolition of existing dwelling and erection of two storey offices.  
 Location: 2, Mill Lane, Whittle-Le-Woods, Chorley  
 Decision: Full planning permission granted.

Application No: 06/01089/FUL  
 Proposal: Erection of new dwelling to replace existing  
 Location: 60, Chorley Lane, Charnock Richard, Chorley  
 Decision: Full planning permission granted.

Application No: 06/01110/FUL  
 Proposal: Erection of sun lounge and single storey side extension  
 Location: 226, Preston Road, Whittle-Le-Woods, Chorley  
 Decision: Full planning permission granted

Application No: 06/01112/FUL  
 Proposal: Replacement dwelling with pool enclosure and detached 3 bay garage  
 Location: Daulby House Farm, Meadow Lane, Mawdesley  
 Decision: Full planning permission granted

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

**06.DC.87 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 1 OCTOBER 2006 - 3 NOVEMBER 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 1 October 2006 and 3 November 2006

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

Chair

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# Report

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	12.12.2006

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/01056/FULMAJ	Permit Full Planning Permission	Land Parcel H4 Buckshaw Village Whittle-Le-Woods Lancashire
B. 1	06/01224/FUL	Refuse Full Planning Permission	Tan Pits Farm New Road Anderton Lancashire PR6 9HG

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**Item A. 1**                      **06/01056/FULMAJ**                      **Permit Full Planning Permission**

**Case Officer**                      **Caron Taylor**

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

**Proposal**                              **Erection of 77 dwellings and associated works,**

**Location**                              **Land Parcel H4 Buckshaw Village Whittle-Le-Woods**

**Applicant**                              **Mr John Jackson**

**Background**                              The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H4).

**Proposals**                              The current proposal is to erect 77 dwellings with a mixture of 2, 2½ and 3 storey properties with associated garaging, roads and sewer works. The parcel is located to the east of the development that has been implemented to date, to the south of the parcel known as H1 and H2 and to the north of parcel H7 which have both had reserved matters approved previously.

The parcel the subject of this application has already had reserved matters approved in May 2004, submitted by Redrow (application number 06/00118/REMMAJ). However, the parcel has now been sold to Persimmon Homes who wish to change what was previously approved, although it should be noted that the current application also includes another area of land to the north, which did not receive planning permission under the Redrow permission. The proposals will be accessed from the east west link road as well as from the internal road system through other parcels on the site.

The layout of the parcel is two cul-de-sacs accessed off a central avenue. Each property will have off street parking, some in shared parking courts while others will have a private garage and a driveway. The proposed properties are standard house types, 2 and 3 storey and some 2½ storey by the addition of dormer windows in their roof planes. There is one apartment type (the Chertsey) but these are designed to look like a 3-storey detached dwelling from the front elevation. All are built of traditional brick and tile materials.

Along the boundary of the parcel with the link road, landscaping is proposed to soften the edge of the development in line with the Design Code for Buckshaw. Properties on this boundary will face the link road to avoid prominent views of the rear of dwellings from the main road. A footpath link is provided between the development and the link road close to where the bus stops will be provided to allow pedestrian access, increasing permeability of the site.

<b>Planning Policy</b>	<p>GN2: Royal Ordnance Site, Euxton  GN5: Building Design  HS4: Design and Layout of Residential Developments  TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.</p>
<b>Planning History</b>	<p>97/509/OUT: Outline application for mixed use development (granted in 1999)  02/748/OUT: Modification of conditions on outline permission for mixed use development  06/00118/REMMAJ: Erection of 45 dwellings with a mixture of 2 &amp; 2.5 storey properties with associated garaging, roads and sewer works, permitted May 2006.</p>
<b>Consultations:</b>	<p><b>LCC Highways:</b>  Highways had a number of concerns in relation to the original layout. Amended plans have been received in response to these comments. They now state that their concerns have been addressed, although they may require a few minor amendments if the developers ask highways to adopt the private areas. However they do not believe these would have implications from a planning point of view and it is envisaged they would actually reduce the highway impact.</p> <p>Head of Environmental Services: Had concerns over original plans regarding communal bin storage and collection, however the amended plans mean each dwelling will have their own waste storage.</p> <p>Chorley Community Safety Partnership: Originally had concerns regarding seating by the apartment to north of development being a congregation area for youths possibly leading to anti-social behaviour, as well as the apartment bin stores. However, the apartments have now been removed from the scheme.</p> <p>Environment Agency: Have no objection in principle to the proposed development.</p> <p>United Utilities: Have no objection to the proposal subject to conditions.</p> <p>Whittle-le-Woods Parish Council: Objected to the application as it included the erection of three storey properties. They consider that this would have a detrimental effect on the rural appearance of Dawson Lane, as far too imposing on the landscape. The erection of two storey properties would be acceptable.</p>
<b>Third Party Representations</b>	<p>One letter has been received from a resident of Dawson Lane on the original plans submitted, which included a large number of apartments against the link road. They state that it was understood that when outline permission was granted it was on the understanding that housing density would reduce and dwelling heights would taper away as new housing development approached the Green Belt and Dawson Lane. The apartments proposed increase rather than decrease density and prominence overlooking the green belt, having a retrograde effect on the</p>

character on the Dawson Lane area. It is suggested three-storey properties be located more centrally within Buckshaw Village. They are also concerned about the three-storey apartments and terraced properties overlooking Jones' Farmhouse a listed building. It is considered that the proposals would have an adverse effect on the restoration/amenity potential of Jones' Farmhouse and suggest that to minimise the impact the three-storey proposal be modified to say single storey detached bungalows.

Neighbours have been renotified of the amended plans. Any comments received as a result of this will be placed on the addendum.

## **Assessment**

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

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code and landscaping has been integrated into the scheme, especially where the parcel bounds the link road, in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. The development to the north of the parcel the subject of this application is another contemporary housing parcel where housing of similar characteristics to that now proposed has been permitted. To the south is parcel H7 on which a second Debut scheme was approved in August this year. It is considered that the proposals comply with this policy in that they sit comfortably with the adjacent parcels already approved, particularly Parcel H1 & H2 to the north. Initially, the northern part of the parcel proposed apartments and three-storey town houses. This higher density was considered unacceptable, as the parcel would have appeared disjointed with no degree of transition from high to low density development as people travel away from the centre of the village and no 'natural' growth or expansion. The massing and bulk of large apartment blocks and tall high-density housing on the edge of the site would have dominated the whole layout to the detriment of the intended form in a contemporary parcel, exacerbated as the parcel is within the Green Belt where development should taper out towards the east-west link road near to Dawson Lane, where the landscape becomes rural in nature. In addition, the apartments would have restricted views into the development again

reinforcing their bulk.

Amended plans have been received in response to these concerns. The large apartment block has been removed from the proposals and replaced by houses. The properties against the east-west link road, are all now nearly all two-storey detached dwellings apart from two three-storey dwellings. The only apartments on the parcel are the 'Chertsey' type. Their design results in them appearing as a three storey detached house, and they are situated in the centre of the parcel. They are therefore considered acceptable.

The proposed scheme results in a density of 32 dwelling per hectare, which is in line with the density for contemporary housing parcels as set out in the Buckshaw Design Code.

Other more minor amendments have been made to the scheme at the request of the case officer including reorientation of some properties to reduce overlooking.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have largely been met within the amended layout. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4.

A footpath has been provided between the parcel and the east west link road to prevent a long walk from the properties to the bus stops. One of the key objectives of the Village Design Guide is to ensure journeys within Buckshaw can be easily undertaken by walking or cycling and to areas beyond by the use of public transport.

Policy TR4 outlines the highway development control criteria. The Highways Authority has viewed the amended plans and are satisfied that they have overcome their previous concerns. It is considered that the amended layout complies with this policy in terms of access, parking, garaging and access for servicing and emergency vehicles.

#### **Conclusion**

For the reasons above, the application is recommended for approval.

#### **Recommendation: Permit Full Planning Permission Conditions**

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

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

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

plan(s). The development shall only be carried out in conformity with the approved details.

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

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

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

enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

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

9. The development hereby permitted shall be carried out in accordance with the submitted plan(s), as amended by those plans received on 28<sup>th</sup> November 2006.

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

10. 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.*

11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.*

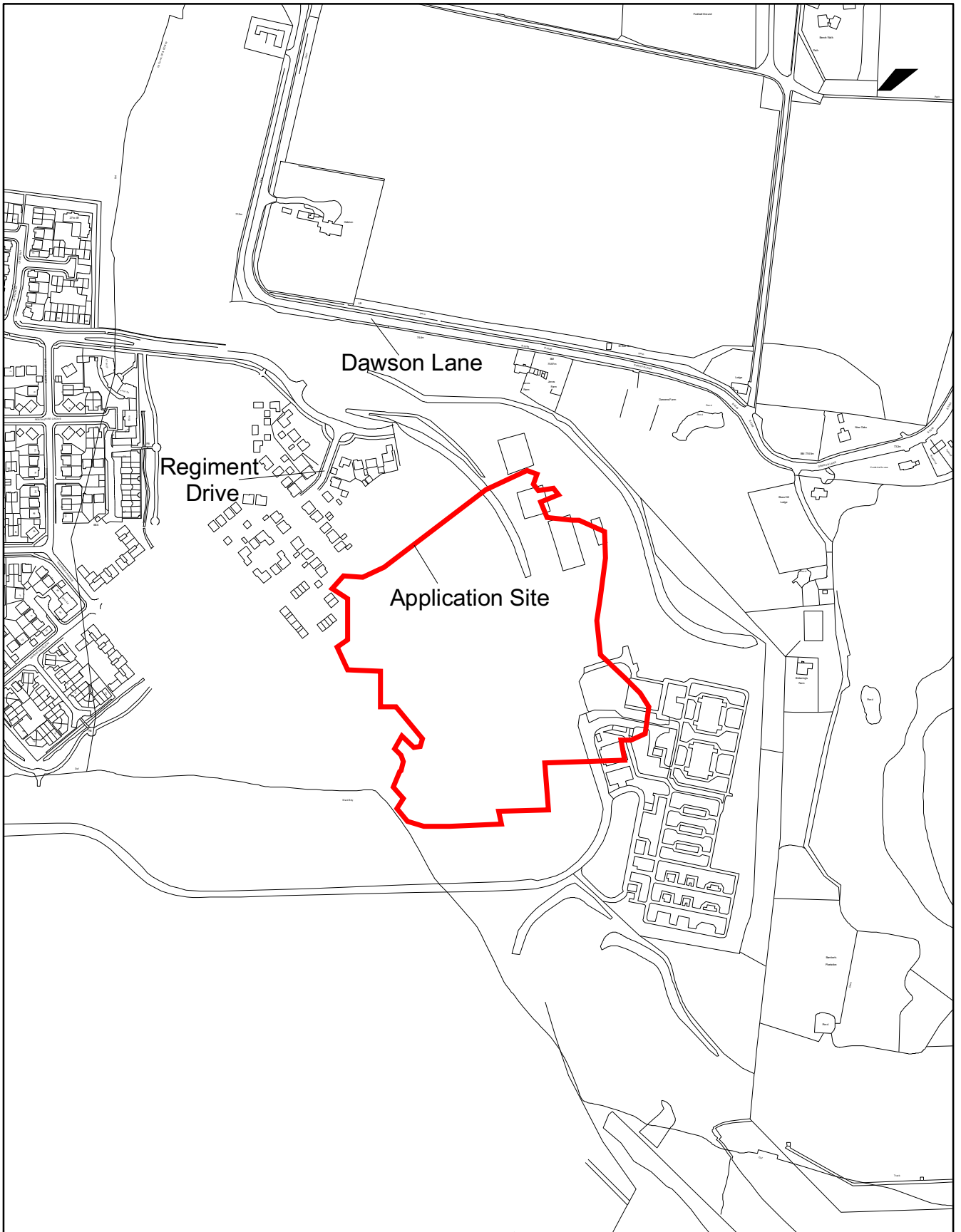
12. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The garages shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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Application Number:  
**06/01056/FULMAJ**

Grid Ref:  
**E: 356794**  
**N: 420749**

Scale:  
**1:5,000**

Agenda Item No.  
**A. 1**

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

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N: 420749

Scale:

Agenda Item No.

A. 1

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**Item B. 1**                      **06/01224/FUL**                      **Refuse Full Planning Permission**

**Case Officer**                      **Mrs Nicola Hopkins**

**Ward**                                      **Adlington & Anderton**

**Proposal**                              **Retrospective application for a detached garage**

**Location**                              **Tan Pits Farm New Road Anderton Lancashire PR6 9HG**

**Applicant**                              **Mr Lally**

**Proposal**                              The application is submitted retrospectively and relates to the erection of a detached double garage. There is extensive planning history in respect of the site. Planning permission and Listed Building Consent were recently granted at the site to extend the existing farmhouse, construct two detached garages and convert the existing barn into a live-work unit.

The garage in question is associated with the farmhouse and is located to the south of the farmhouse. The garage measures 8.35 metres by 9.75 metres by 5 metres high. The site is located within an area designated as Green Belt and the farmhouse is a Grade II Listed Building.

**Planning Policy**                      DC1- Development with the Green Belt  
HT3- The Settings of Listed Buildings  
Policy 6- Green Belts (Joint Lancashire Structure Plan)  
PPG2- Green Belts

**Planning History**                      **97/00463/COU-** Conversion of existing barn to environmental classroom and residential watersports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn 21 January 1998

**97/00464/LBC-** Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn 16 April 1998

**00/00812/COU-** Change of use of barn to dwelling. Withdrawn 19 February 2001

**00/00813/LBC-** Application for Listed Building Consent for alterations to barn to form dwelling. Withdrawn 19 February 2001

**01/00910/COU-** Change of use from barn and storage to residential dwelling with workshop/garage. Permitted 12 February 2002

**02/00053/LBC-** Listed Building Consent for Change of Use of barn and storage to residential dwelling with workshop/garage. Permitted 18 March 2002

**05/00745/FUL-** Erection of two storey side extension and detached double garage. Withdrawn 5 September 2005

**05/00747/LBC-** Listed Building Consent for the erection of a two storey side extension and detached double garage. Withdrawn 7 September 2005

**05/00748/FUL-** Alterations to facade and erection of detached double garage. Withdrawn 5 September 2005

**05/00749/LBC-** Listed Building Consent for alterations to facade and erection of detached double garage. Withdrawn 7 September 2005

**05/00982/FUL-** Two storey side extension and a detached garage. Refused 21 November 2005

**05/00984/LBC-** Listed Building Consent for a two storey side extension. Refused 21 November 2005

**05/01219/LBC-** Listed Building Consent for two storey side extension and detached double garage. Withdrawn 8 February 2006

**05/01221/LBC-** Listed Building Consent for proposed conversion of existing barn to dwelling and offices with detached garage. Withdrawn 8 February 2006

**06/00180/FUL-** Conversion of barn to dwelling and offices and construction of a detached garage. Refused 6 April 2006

**06/00181/LBC-** Consent for conversion of barn to dwelling with offices. Refused 5 April 2006

**06/00182/FUL-** Two storey extension to dwelling together with the construction of a detached garage. Permitted 6 April 2006

**06/00183/LBC-** Listed Building Consent for two storey extension to dwelling. Refused 5 April 2006

**06/00534/FUL-** Conversion of barn to dwelling with offices and construction of a detached garage. Permitted 26 July 2006

**06/00535/LBC-** Conversion of barn to dwelling with offices. Permitted 26 July 2006

**06/00536/LBC-** Proposed two storey side extension. Permitted 26 July 2006

### **Applicant's Case**

The applicant has included the following points in support of the application:

- There was a meeting on 5<sup>th</sup> May 2005 attended by the applicant, the agent, Wendy Gudger and Mary Clemence at which the garage was discussed. This included the size, siting and design
- The siting of the garage was agreed and it was "set out" on site. The size was also agreed. The applicant provided evidence and justification to the Council
- It was agreed that the garage building should have a strong vernacular content, not traditionally gabled, ridged garage building.

- The roof detail with the off centre ridge and “shippon” style change in pitch was agreed as being the most appropriate and satisfactory design solution.
- The natural slate and natural stone materials were agreed
- The access is simply punctuated by a bracketed timber post which is typical of other agricultural buildings.

**Representations** None received

**Consultations** None received

**Assessment** The submission of this application follows extensive discussions between the Council, the applicant and the agent working on behalf of the applicant. As set out above there have been numerous planning applications and listed building consent applications in respect of the farmhouse and the barn at the site. Planning permission was granted in April 2006 (06/00182/FUL) to erect a two storey extension attached to the Listed Farmhouse and to erect a detached garage. Listed Building Consent was subsequently granted for the extension in July of this year (06/00536/LBC).

The garage associated with the farmhouse has been constructed however the building which has been constructed does not accord with the plans approved as part of the planning permission 06/00182/FUL. Therefore the garage which has been constructed does not have the benefit of planning permission hence the submission of this retrospective planning application.

The site is located within an area designated as Green Belt and as such there is a presumption against inappropriate development. Development will on be permitted within the Green Belt where the proposal is considered to be appropriate or in very special circumstances.

As stated earlier the grant of planning permission and listed building consent at the site was the result of extensive discussions and previous planning applications and listed building consent applications. The planning application in respect of the two storey extension and the detached garage prior to the approved application was refused in November 2005 (05/00982/FUL). One of the reasons for refusal related to the proposed garage. It was considered that the garage was not appropriate development within the Green Belt, very special circumstances had not been submitted in support of the application and the massing, siting and design of the proposed garage would have an adverse impact on the openness and character of the Green Belt.

This development represents a larger development than both the previously refused application and the previously approved application. The previously refused garage was 4.4 metre high to the ridge, 6.9 metres in length from the front elevation to the rear elevation and 8.15 metres wide. The approved garage was 3.8 metres high to the ridge, 6.9 metres in length and 8.15 metres wide. The garage subject to this application is 5 metres high to the ridge, 9.75 metres in length and 8.35 metres wide. The garage subject to this application is therefore 1.2 metre higher, 2.85 metres longer and 0.2 metres wider than the approved garage. In addition to this the garage subject to this application is 0.6 metres higher, 2.85 metres longer and 0.2 metres wider than the previously refused garage. The

roof of the garage development also overhangs the front elevation which was not shown on the previous proposals.

It is considered that the garage represents a development which detrimentally impacts on the openness and character of the Green Belt. The erection of a detached building is not considered to be appropriate development within the Green Belt. The design and access statement submitted with the application states that the size, siting and design of the garage were agreed at a meeting on 5<sup>th</sup> May 2005. However the design, massing and height of the garage have been discussed at great length in order to reduce the impact of the garage on the Green Belt and these discussions and amendments resulted in the grant of planning permission. Adequate very special circumstances have not been submitted in support of the scale and form of the garage subject to this application.

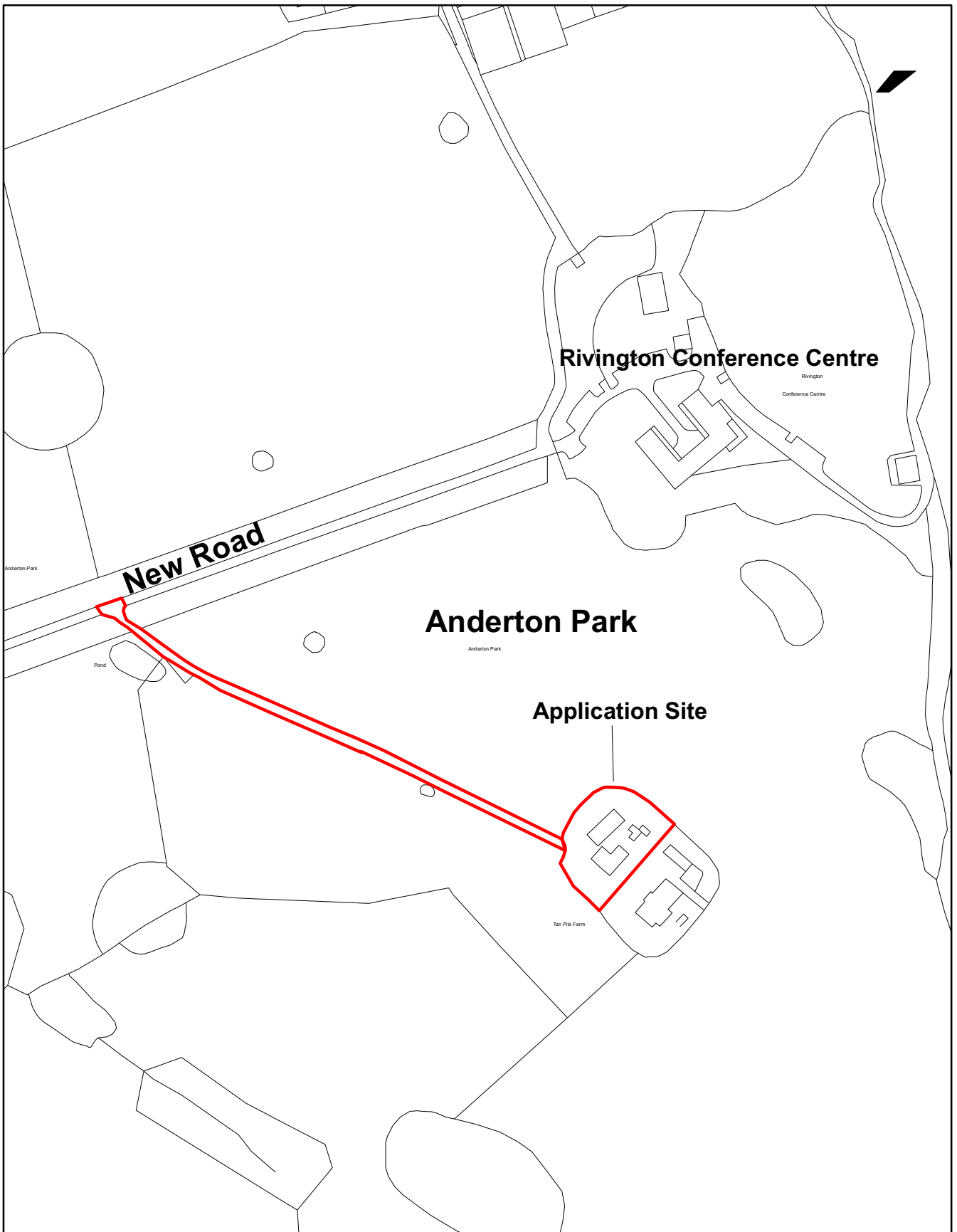
The garage development is larger in height, length and width than the garages both previously refused and approved. The garage is very visible within the surrounding area. It is considered that the garage due to its siting, massing, height and design adversely impacts on the openness and character of the Green Belt and as such is contrary to Government advice contained in PPG2: Green Belts, Policy DC1 of the Adopted Chorley Borough Local Plan Review and Policy 6 of the Joint Lancashire Structure Plan.

**Recommendation: Refuse Full Planning Permission**

**Reasons**

1. The garage development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose or where very special circumstances can be demonstrated. The applicant has failed to demonstrate that there are any such special circumstances to permit the type, scale and form of development constructed and as such the development is contrary to Government advice contained in PPG2: Green Belts, Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

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Application Number:  
**06/01224/FUL**

Grid Ref:  
**E:362159**  
**N: 413548**

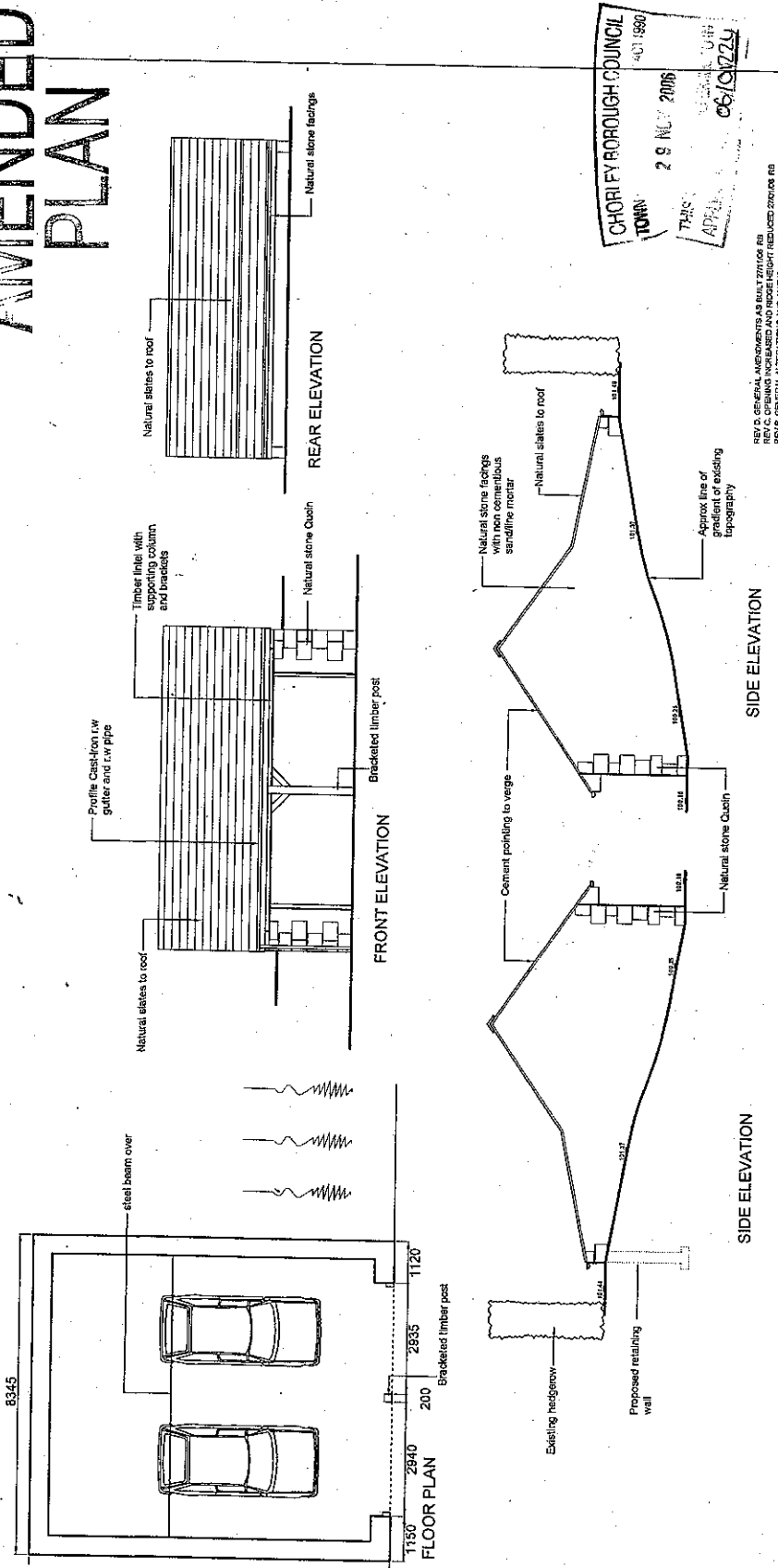
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Agenda Item No.  
**B.2**

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# AMENDED PLAN



CHORLEY BOROUGH COUNCIL  
 TOWN  
 29 MAY 2006  
 06/01224

REV D. GENERAL AMENDMENTS AS BUILT 20/11/06 RB  
 REV C. OPENING INCREASED AND ROOF HEIGHT REDUCED 22/01/06 RB  
 REV B. ROOF HEIGHT INCREASED AND ROOF PITCH REDUCED 14/02/06 RB  
 REV A. WORK OF ORDINANCE TO GARAGE REDUCED 14/11/05 RB

**PROPOSED GARAGE TO FARMHOUSE**  
 PROPOSED RESIDENTIAL DEV.  
 TANPITS FARM, ANDERTON



DRWG. No. K1459/107  
 DATE 06/07/05 RB  
 SCALE 1:100  
 REV. D

**NEIL PIKE ARCHITECTURE**  
 17 CHORLEY STREET BOSTON B3 4AL  
 TEL: 01206 352242 FAX: 01206 352243  
 WWW.NEILPIKE.CO.UK

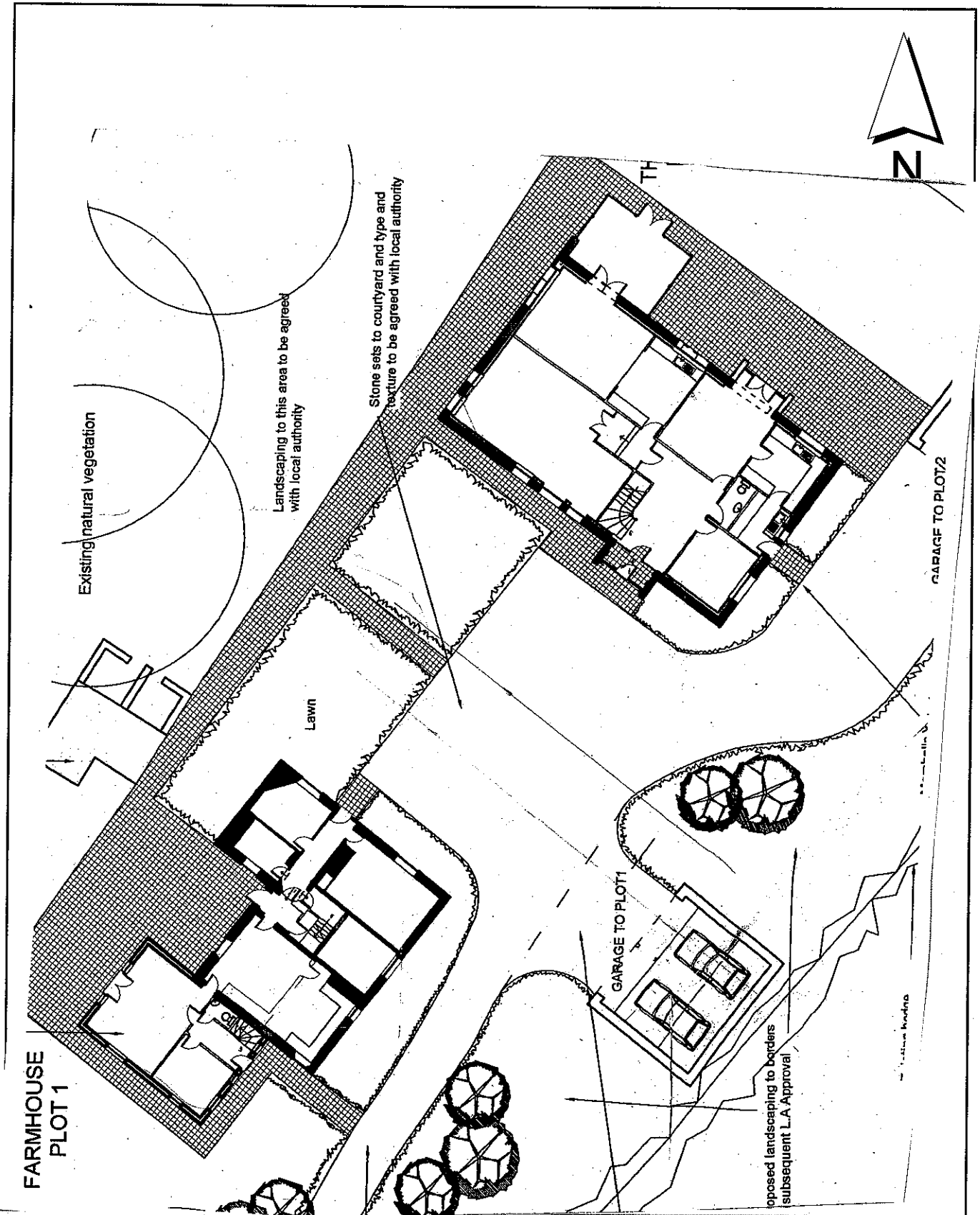


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Application No. 06/01224/FUL	Grid Ref: E: 362159 N: 413548	Scale: 1:1	B2
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Application No. 06/01224/FUL	Grid Ref: E: 362159 N: 413548	Scale: 1:1	B2
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Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	12.12.2006

**ENFORCEMENT ITEM  
DEMOLITION OF DETACHED GARAGE TAN PITS FARM NEW ROAD ANDERTON**

**PURPOSE OF REPORT**

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

**CORPORATE PRIORITIES**

2. This report does not affect the corporate priorities.

**RISK ISSUES**

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

**BACKGROUND**

4. A retrospective application seeking planning permission for the erecting of a detached double garage that is located to the south of the farmhouse. The farmhouse being a Grade II Listed Building. Application 06/01224/FUL has been presented on this agenda with a recommendation for refusal and if Committee Members endorse that recommendation, it is considered expedient to take Enforcement action to secure removal of the detached double garage.

**POLICY**

5. Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review are relevant in consideration of this application.

**ASSESSMENT**

6. The issue to consider is whether the development meets with Policy 6 and Policy DC1. It is opined that the proposed double garage by virtue of its type, scale and form represents development that detrimentally impacts on the openness and character of the Green Belt and is therefore by definition harmful to the Green Belt.

**COMMENTS OF THE DIRECTOR OF FINANCE**

7. No comments.



**COMMENTS OF THE HEAD OF HUMAN RESOURCES**

8. No comments.

**RECOMMENDATION**

9. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the erecting of a double garage on land to the south of, Tan Pits Farm New Road, Anderton, PR6 9HG

(a) Remedy for Breach

- i. Demolish the garage.
- ii. Remove all material resultant from the works carried out under 9 (ai) from the land.

(b) Period for Compliance

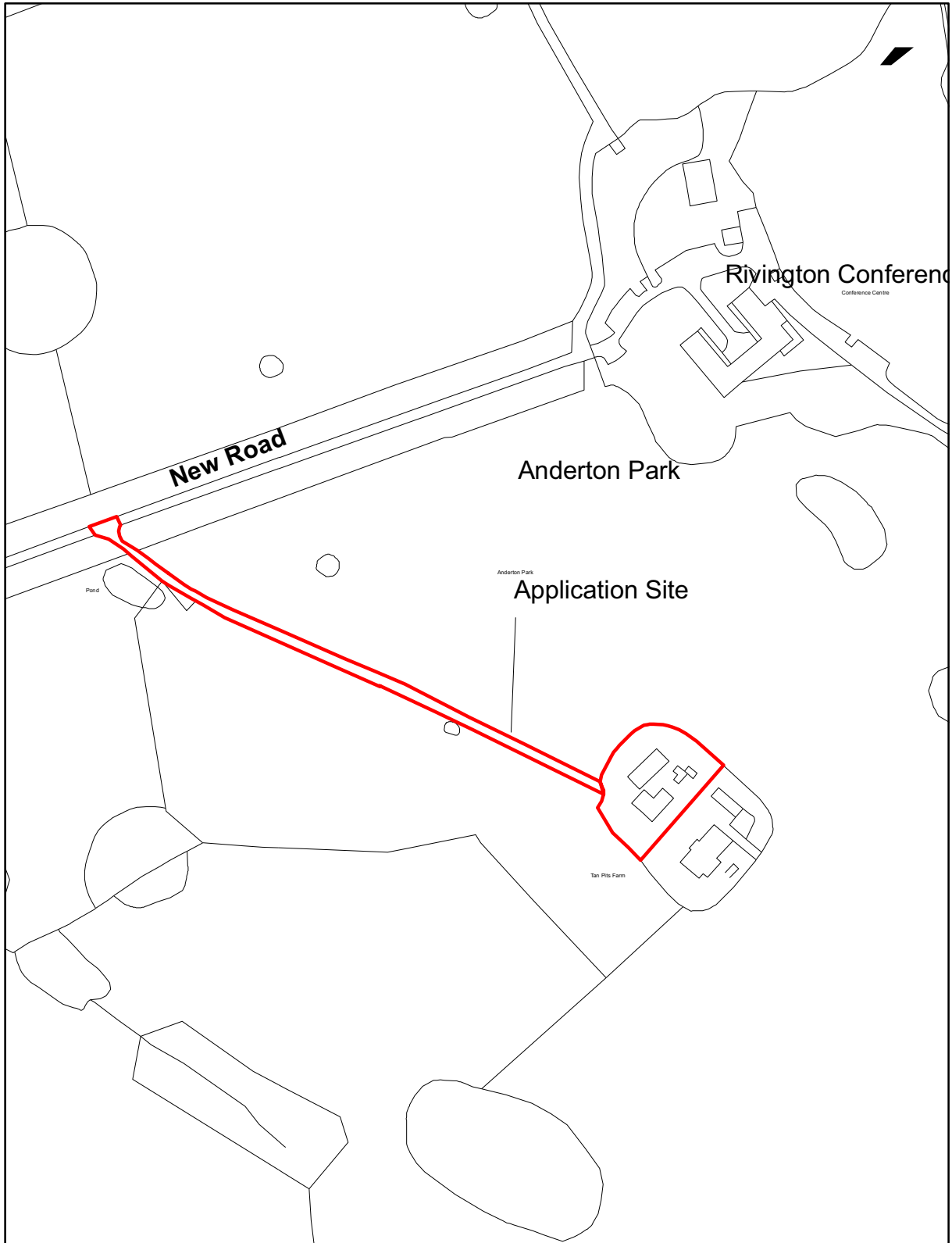
3 months.

(c) Reason

The garage is located within the designated Green Belt where there is a presumption against inappropriate development and where development will only be allowed if for an appropriate purpose or where very special circumstances can be demonstrated. The applicant has failed to demonstrate that there any such special circumstances to permit the type, scale and form of development proposed and as such the development is contrary to Government Advice contained within PPG2, Green Belts, Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	12 December 2006	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/01224/FUL	Union Street Offices



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Chorley Borough Council

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Enforcement Report on Tan Pits Farm New Road

**SCALE**  
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Report of	Meeting	Date	Item No
Director of Development and Regeneration	Development Control Committee	12/12/2006	

## **OBJECTION TO TREE PRESERVATION ORDER NO. 5 (ABBEY VILLAGE) 2006**

### **PURPOSE OF REPORT**

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

### **CORPORATE PRIORITIES**

2. This action will contribute towards a greener Chorley.

### **RISK ISSUES**

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

### **BACKGROUND**

5. The tree in question lies within the Abbey Village Conservation Area. In such areas trees are afforded protection. Any works proposed to such trees must be detailed in an application submitted to the Council. Once the application is received, the Council has a period of six weeks to either allow the works to take place, seek an amended scheme of works or ensure the ongoing retention of a tree/s by virtue of the issue of the Tree Preservation Order (TPO).
6. An application (ref no. 06/00690/TCON) to remove the tree was submitted in June of this year by the occupier of 28 Bolton Road to remove the tree, the reason being the potential for damage to the adjacent properties and because of the frequent problems with blocked gutters on the adjoining garage.
7. The Council's Arboricultural Officer was consulted on the application and commented that the tree was in good condition with no obvious defects and even though it was close to the garage, there was no sign of cracking or subsidence. As a result of this the tree was made the subject of a TPO.

### **GROUNDS OF OBJECTION**

8. Three letters of objection have been received from the owner of the property within the garden of which the tree is located and the occupiers of two adjacent properties. These objections can be summarised as follows: -
  - The tree blocks out sunlight
  - If the tree was blown down it would cause severe damage to property

Continued....



- If the tree was to be removed it would not detract from the enjoyment of the area as there are numerous other trees in the vicinity
- Damage to garage foundations is being caused by the tree
- Who would be liable for damage if the tree fell
- Branches could fall from the tree in high winds causing danger to neighbours
- Tree roots will eventually cause damage to the drain
- If the TPO is revoked, another tree will be planted in one of the public areas in Abbey Village at the applicants own expense
- The TPO has not been properly considered

**RESPONSE TO THE GROUNDS OF OBJECTION**

9. The tree lies within a Conservation Area and is visible within the public realm hence it makes a valuable contribution to the visual amenities of the locality and the Abbey Village Conservation Area. The TPO does not inhibit necessary routine maintenance works to the tree, it allows the Council to control what works are undertaken to the tree so as its ongoing protection is ensured.
10. The objections made to the order have been noted. However, they are not considered to be of sufficient weight or substance so as to override the ongoing protection of the tree in question.

**COMMENTS OF THE DIRECTOR OF FINANCE**

11. There are no financial implications to this report.

**COMMENTS OF THE HEAD OF HUMAN RESOURCES**

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

**CONCLUSION**

13. It is considered the tree has an amenity value to the benefit of the public and contributes to the character and appearance of the locality. The protection of a TPO is therefore warranted.

**RECOMMENDATION**

14. That the order be confirmed.

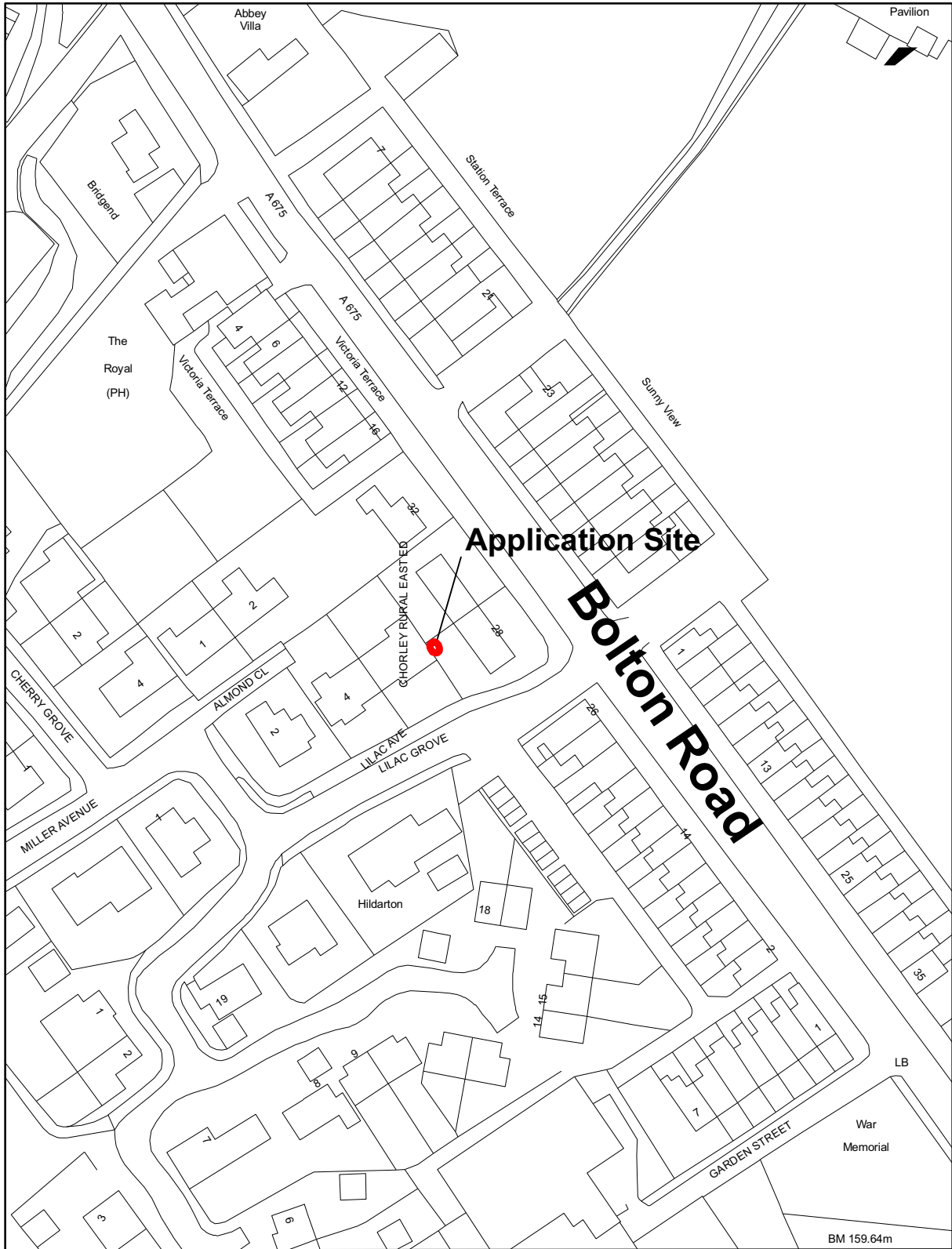
**JANE MEEK**  
**DIRECTOR OF DEVELOPMENT AND REGENERATION**

Report Author	Ext	Date	Doc ID
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David Stirzaker	5223	27 <sup>th</sup> November 2006	
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<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Chorley Borough Council Tree Preservation Order NO. 6 (Abbey Village) 2006	24 <sup>th</sup> July 2006	TPO No.6 (Abbey Village) 2006	Civic Offices, Union Street
Planning Application	15 <sup>th</sup> June 2006	06/00690/TCON	Civic Offices, Union Street

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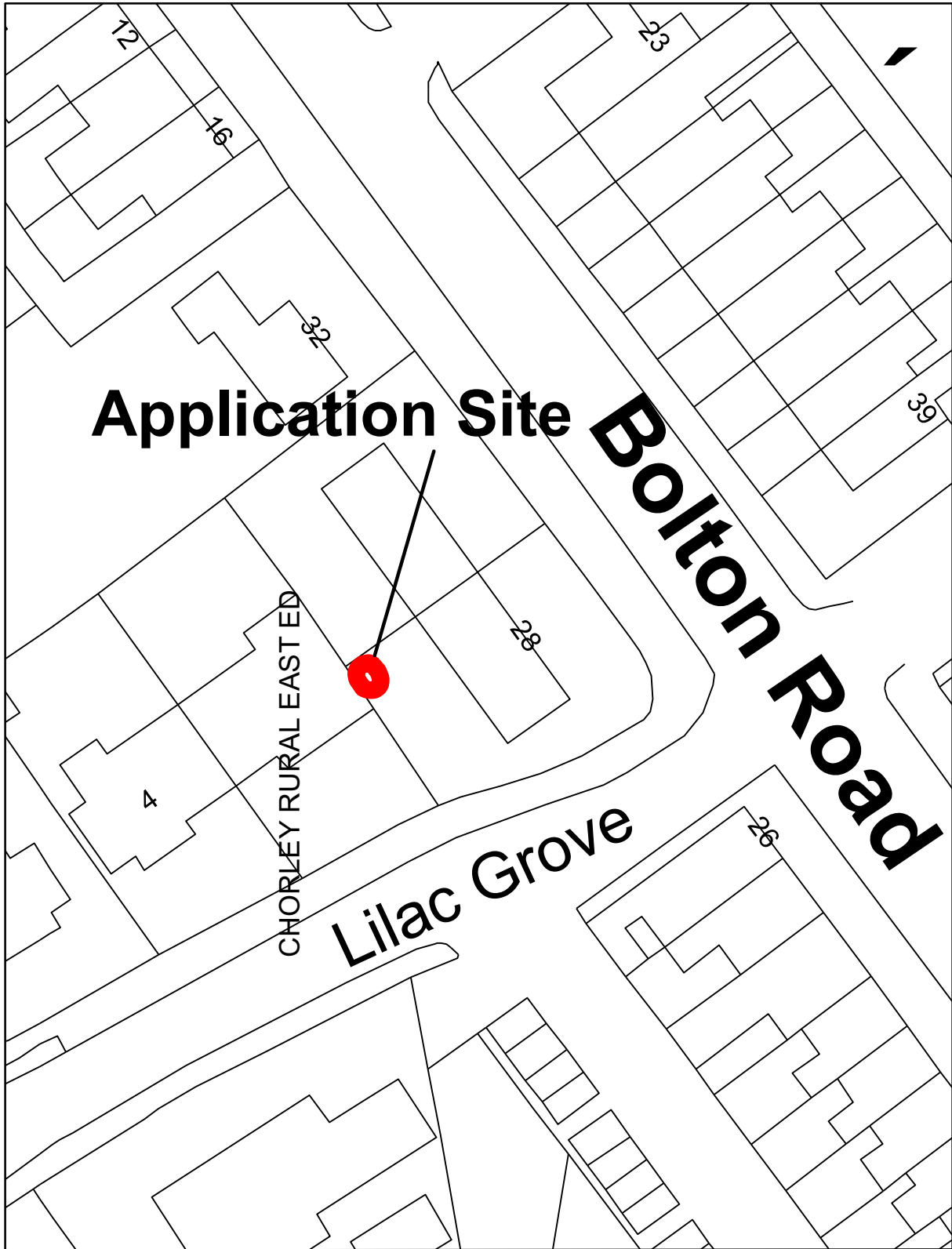
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Director of Development and Regeneration  
Chorley Borough Council

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TPO Report 28 Bolton Road Abbey Village

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TPO Report 28 Bolton Road Abbey Village

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	12.12.2006

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 6 November and 24 November 2006, of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

### CORPORATE PRIORITIES

- 2 This report does not affect the corporate priorities

### RISK ISSUES

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

### PLANNING APPEALS LODGED

- 4 Appeal by Mr C Nolan against the refusal of retrospective application for horizontal timber cladding and construction of brick dwarf wall to the exterior of existing agricultural building at land east of Brown House Lane, Wheelton (Application No. 06/00916FUL).
- 5 Appeal by Mr R Darbyshire against refusal of retrospective application for erection of agricultural building at land 260m south west of Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock (Application No. 06/00716/FUL).
- 6 Appeal by Ruttle Plant Contracting Ltd against the refusal of planning permission for residential development providing 100% affordable housing, comprising of 10 dwellings at land opposite Stanley Wives Farm, Withington Lane, Heskin (Application No. 06/00162/FULMAJ)
- 7 Appeal by Rev L Atherton against refusal of work to protected trees at St Peters Church, Harpers Lane, Chorley (Application No. 06/00719/TPO).

### PLANNING APPEALS DISMISSED

- 8 Appeal by Mr A Muir against the refusal of planning permission for single storey side extension at (Application No. 06/00442/FUL).



**ENFORCEMENT APPEALS ALLOWED**

- 9 Appeal by Mr S R Conroy against Enforcement Notice No. 602 - Removal of a fence at 40 Hawkshead Avenue, Euxton.

**RECOMMENDATION(S)**

- 10 That the report be noted.

J E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>				
<b>Document</b>		<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
4	Letter from Planning Inspectorate	6.11.06	06/00916/FUL	Union Street Offices
5	"	7.11.06	06/00716/FUL	"
6	"	9.11.06	06/00162/FULMAJ	"
7	"	9.11.06	06/00719/TPO	"
8	"	9.11.06	06/00442/FUL	"

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Taylor	5346	12/12/2006	ADMINREP/REPORT