

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 13th March 2007

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



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.

Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 2 March 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 13TH MARCH 2007

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, 13th March 2007 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 13 February 2007 (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 15 - 16)**

Table (enclosed)

- (a) **A1:05/00394/OUTMAJ - Land between M61 Motorway and Leeds and Liverpool Canal, Millennium Way, Chorley** (Pages 17 - 34)

Report of the Director of Development and Regeneration (enclosed)

- (b) **B1:06/01382/COU - The Coach House, Chorley Road, Withnell** (Pages 35 - 40)

Report of the Director of Development and Regeneration (enclosed)

- (c) **B2:07/00038/COU - 18, Seymour Street, Chorley** (Pages 41 - 46)

Report of the Director of Development and Regeneration (enclosed)

Continued....

- (d) B3:07/00085/FUL - Heapey & Wheelton Village Hall, West View, Wheelton
(Pages 47 - 52)

Report of the Director of Development and Regeneration (enclosed)

- (e) B4:07/00088/COU - 85, Bolton Street, Chorley (Pages 53 - 58)

Report of the Director of Development and Regeneration (enclosed)

5. **Site Inspection Sub-Committee**

To receive and consider the minutes of the meeting of the Site Inspection Sub-Committee held on 12 March 2007 (to follow)

6. **Enforcement Report - The Coach House, Lake View, Chorley Road, Withnell**
(Pages 59 - 62)

Report of the Director of Development and Regeneration (enclosed)

7. **Planning Appeals and Decisions - Notification** (Pages 63 - 64)

Report of the Director of Development and Regeneration (enclosed)

8. **Selected Planning Applications that have been determined, by the Director of Development and Regeneration following consultation with the Chair and Vice-Chair of the Committee** (Pages 65 - 66)

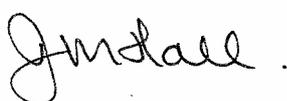
Table (enclosed)

9. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 1 February 2007 - 23 February 2007** (Pages 67 - 84)

Schedule (enclosed)

10. **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 Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees,

Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow) for attendance.

2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Neil Higson (Principal Planning 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

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Development Control Committee

Tuesday, 13 February 2007

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

Officers: Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer), Julian Jackson (Planning Policy Manager) and Claire Hallwood (Legal Advisor)

07.DC.11 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Alan Cain, Danny Gee and Dennis Edgerley

07.DC.12 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 17 January 2007 be confirmed as a correct record and signed by the Chair.

07.DC.13 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 Member declared an interest in relation to the Planning Application listed below, which was included on the meetings agenda for determination.

Councillor Henry Caunce – Item 4d, Planning Application 06/01337/FUL

07.DC.14 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) B1:06/01337/FUL - 218, The Green, Ecclestone, Chorley

Application No:06/01337/FUL

Proposal: New security roller shutter screens to shop fronts of service.

Location: 218, The Green, Ecclestone, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (10:0) to 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. Before the development hereby approved commences a scheme for colour powder coating the roller shutters shall be submitted to and approved by the Local Planning Authority. Such a scheme as approved shall be implemented in full and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby approved commences a scheme enclosing the roller shutter box behind the existing fascias shall be submitted to and approved by the Local Planning Authority. Such a scheme as approved shall be implemented in full and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

4. The roller shutters shall only be in use between 23:00 hours and 7:00 hours and at no other time.

Reason: To reduce the impact on visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.

(b) **B2:06/01355/FUL - Royal Umpire Caravan Park, Southport Road, Ulnes Walton, Leyland**

Application No:06/01355/FUL

Proposal: Erection of new detached dwelling

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

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (11:1) to grant planning permission subject to a Section 106 Agreement and 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 DC81 of the Adopted Chorley Borough Local Plan Review.

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

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

4. Before development commences, in accordance with the recommendation in PPS23 the applicant shall undertake a desktop study to identify any potential sources of land contamination associated with this development site, unless agreed otherwise in writing with the Local Planning Authority. A copy of this report shall be approved in writing by the Local Planning Authority.

Reason: In accordance with policy EP16 of the adopted Chorley Borough Local Plan Review.

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

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

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

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

(c) **A1:06/01289/FULMAJ - Bolton West Motorway Service Area, Northbound, Greenlands Lane, Anderton**

Application No:06/01289/FULMAJ

Proposal: Proposed demolition of existing motorway amenity services building and construction of new replacement building and new fuel filling station on footprint 10m south of demolished building.

Location: Bolton West Motorway Service Area Northbound, Greenlands Lane, Anderton

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently RESOLVED (12:0) 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 replacement building (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

3. No development shall take place until a scheme of landscaping and full details of the picnic area have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on the approved plans. 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, details the layout of the picnic area including paths and seating; 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. The picnic area and 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 completion of the development, 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. Within 3 months of the first opening to the public of the replacement services building hereby permitted, the existing building shall have been demolished and all materials removed from the site.

Reason: To ensure the redundant building is removed from the site and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.

6. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway, there shall be no development on or adjacent to any motorway embankment that shall put any embankment of earthworks at risk and no drainage from the proposed development shall run off into the motorway drainage system, nor shall any such development adversely affect any motorway drainage.

Reason: Required to be imposed by The Highways Agency.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding and in accordance with Policy No. EP19 of the Adopted Chorley Borough Local Plan Review.

9. No development approved by this planning permission shall be commenced until:

A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced

A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site

The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority

A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority: unless otherwise agreed in writing by the local planning authority.

Reason: a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors, b) To enable: a risk assessment to be undertaken; refinement of the conceptual model; and the development of a Method Statement and Remediation Strategy, c) & d) to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and in accordance with Policy No EP16 of the Adopted Chorley Borough Local Plan Review.

10. The full structural details of the installation, including the tank, its surround, associated pipework 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 pollution of controlled waters and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parks and hardstanding 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 controlled waters and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing how the site boundaries and hedgerows will be cordoned off and protected during the course of the construction works. The site boundaries and hedgerows shall be cordoned off and protected in accordance with the approved details prior to work commencing on site and at all times thereafter until all works on site, including the subsequent demolition of the existing building, have been fully completed.

Reason: To safeguard wildlife habitats and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

13. The approved plans are:

Plan Ref.	Received On:	Title:
5656/001 Rev B	26 th Jan 2007	Proposed Site Plan
5656/007 Rev A	26 th Jan 2007	Proposed Car Park Plan
5656/002	16 th Nov 2006	Existing Site Plan
5656/006	16 th Nov 2006	Existing Elevations
5656/005	16 th Nov 2006	Existing Plan
5656/003	16 th Nov 2006	Proposed Floor Plans
5656/004	16 th Nov 2006	Proposed Elevations

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

14. The development hereby permitted shall not commence until a scheme for the provision of a CCTV security system has been submitted to and approved in writing by the Local Planning Authority. The CCTV security system shall be installed in accordance with the approved details prior to the first opening of the replacement services building and maintained as such at all times thereafter.

Reason: To provide adequate security for the site and its customers.

15. The development hereby permitted shall not commence until full details of the existing and where necessary, proposed security lighting to the site and car park have been submitted to and approved in writing by the Local Planning Authority. The security lighting should be to BS 5480 Part 9 and where upgrading is required it shall be installed in accordance with the approved details prior to the first opening of the replacement services building and maintained as such at all times thereafter.

Reason: To provide adequate security for the site and its customers and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.

16. No works pursuant to the permission hereby granted shall take place during the bird breeding season (March to July inclusive).

Reason: Trees and shrubs on the site have the potential to support breeding birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

17. The development hereby permitted shall not commence until a Habitat Creation and Management Plan that is cross referenced to the landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The plan should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. The development shall only be carried out in accordance with the approved Habitat Creation and Management Plan.

Reason: To contribute to the biodiversity of the site and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

18. 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 the approved plans) 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

(d) **A2:06/01304/REMMAJ - Plot 4300, Buckshaw Avenue, Buckshaw Village, Euxton**

Application No:06/01304/REMMAJ

Proposal: Erection of buildings and associated works for employment development within Use Classes B1, B2 and B8 (Site Area 4.69 Ha)

Location: Plot 4300 Buckshaw Avenue, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Chris Snow, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (11:0) to grant the Reserved Matters application subject to the following conditions:**

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

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

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

Plan Ref.	Received On:	Title:
KWM07/16	15 th January 2007	Proposed Site Levels 1 of 3
KWM07/16	15 th January 2007	Proposal Drainage Link
KWM07/16	15 th January 2007	Proposed External Levels 3 of 3
781.03	27 th November 2006	Landscape Proposals
1221-PL19D	27 th November 2006	Proposed Location Plan
1221- PL01B	27 th November 2006	Unit CD- Proposed GA Plan
1221-PL06A	27 th November 2006	Unit E & H- Proposed GA Plan
1221-PL07B	27 th November 2006	Unit F- Proposed GA Plan
1221-PL08B	27 th November 2006	Unit G- Proposed GA Plan
1221-PL09B	27 th November 2006	Unit J- Proposed GA Plan
1221-PL10A	27 th November 2006	Unit K- Proposed GA Plan
1221-PL11B	27 th November 2006	Unit A- Proposed Elevations
1221-PL12B	27 th November 2006	Unit B- Proposed Elevations
1221-PL13A	27 th November 2006	Unit CD- Proposed Elevations
1221-PL14B	27 th November 2006	Unit E & H- Proposed Elevations
1221-PL15A	27 th November 2006	Unit F- Proposed Elevations
1221-PL16B	27 th November 2006	Unit J- Proposed Elevations
1221-PL18C	27 th November 2006	Unit K- Proposed Elevations
12205-PL20A	27 th November 2006	Site Section through Unit K South Boundary
1221-PL27	27 th November 2006	Typical External Bin Store
1221-PL28	27 th November 2006	Cycle Shelter & Cycle Racks
1221-PL29	27 th November 2006	Entrance Gate/ Fencing

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

3. 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.

4. 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.

5. 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.

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

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

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

8. 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.

9. 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.

10. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

Reason: *To ensure adequate on site provision of cycle parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.*

11. 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 proposed retained wall and its proximity to the railway. The required details shall include details of the timescale for the construction of the retaining wall and details of the proposed work. The development thereafter shall be carried out in accordance with the approved methodology statement.

Reason : *In the interests of the integrity of the operational railway and in accordance with Policy TR14 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 8, Class A) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of party walls between the individual units to result in the formation of combined larger units shall be carried out in respect of the buildings to which this permission relates without the prior submission to and approval in writing by the Local Planning Authority.

Reason : *To prevent a proliferation of over large units in this transitional area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

(e) **A3:06/01307/REMMAJ - Parcel H, Buckshaw Village, Euxton Lane, Euxton**

Application No:06/01307/REMMAJ

Proposal: Erection of 66 apartments and town houses with associated roads, sewers, garaging and landscaping.

Location: Parcel H, Buckshaw Village, Euxton Lane, Euxton

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Ken Ball, and subsequently **RESOLVED (12:0) to approve Reserved Matters subject to the following conditions:**

1. 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.*

2. 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.*

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

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

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

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

07.DC.15 HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

The Director of Development and Regeneration submitted a report that outlined the responses received in relation to the public consultation on the draft Householder Design Guidance document.

The new Householder Design Guidance is intended to provide more positive and comprehensive guidance. It will replace earlier guidelines and, as a Supplementary Planning Document, will form part of the new Local Development Framework for Chorley.

Textual changes were proposed in response to the representations that were made, along with some editorial amendment and reordering to make the document more comprehensible and hence enhance its effectiveness.

The community involvement consultation had been helpful and had prompted improvements in the final draft. It was anticipated that the guidelines would help improve the quality of the built environment across the District by encouraging good design and providing a clear basis for negotiation and consistent decision making.

RESOLVED – That the report be noted.

07.DC.16 CONSULTATIONS ON PLANNING AND CLIMATE CHANGE - SUPPLEMENT TO PLANNING POLICY STATEMENT 1 AND BUILDING A GREENER FUTURE: TOWARDS ZERO CARBON DEVELOPMENT

The Director of Development and Regeneration submitted a report to inform Members of the publication of two draft consultation documents on Planning and Climate Change – Supplement to Planning Policy Statement 1 and Building a Greener Future; Towards Zero Carbon Development, that would have a significant impact on planning within the Borough.

The consultation draft of the Planning Policy Statement 1 reiterates the importance of basic sustainability principles and must be included in appraising applications, and in

allocating any additional land for development required in response to any additional requirements, derived from the Examination in Public for the Regional Spatial Strategy.

The proposals and policy direction set out in both documents underlined the timeliness of the Preferred Options for Sustainable Resources.

The proposed approach to new developments for stand alone renewable energy developments, is likely to fetter our ability to control developments within the Borough. The Chorley Borough Renewable Energy Study that had been previously completed is in line with the advice to promote renewable energy set out in the Planning Policy Statement.

The requirement to give climate change, and reduction of carbon emissions, central importance in policy decisions is welcomed.

RESOLVED – That the report is noted.

07.DC.17 PLANNING POLICY STATEMENT 3:HOUSING

The Director of Development and Regeneration submitted a report informing Members of the publication of Planning Policy Statement 3 (PPS3): Housing.

Policy Planning Statement 3 sets out the national planning policy framework for delivering the Government's housing objectives and had been developed in response to the Barker Review of Housing Supply.

A consultation paper on the draft statement had been issued in December and whilst some aspects were welcomed, officers had expressed some concerns to the Office of the Deputy Prime Minister.

Planning Policy Statement 3 will have significant for Chorley Borough in terms of both preparing the Local Development Framework and making Development Control decisions, It aims to provide a more rigorous approach to identifying and meeting housing needs in light of significant increases in household growth. However, it also gives the Authority more powers to tailor situations to local circumstances.

RESOLVED – That the report be noted.

07.DC.18 PLANNING POLICY STATEMENT 25: DEVELOPMENT AND FLOOD RISK

The Director of Development and Regeneration submitted a report to inform Members of the new Planning Policy Statement 25: Development and Flood Risk and the implications that this will have on the determination of planning applications and development planning.

The finalised statement clarifies the sequential test that matches types of development to degrees of flood risk. The need for flood risk assessment at all levels is confirmed and a vulnerability classification and an exception test is introduced. There is also clearer policy on flood risk deriving from climate change.

The Environment Agency will in future focus its resources on strategic flood risk assessments by providing the information needed and commenting on the scope and methodology of such appraisals.

The statement provides a comprehensive and logical approach to considering and minimising the risk of flooding affecting or created by new development.

The Council is collaborating with Preston and South Ribble Councils on producing a combined strategic flood risk assessment covering the three authorities areas. An essential piece of work for the Local Development Framework both for the Core Strategy and in relation to the allocation of development sites will achieve substantial financial savings on consultancy fees by collaborating in this way.

RESOLVED – That the report be noted.

07.DC.19 CONSULTATION ON CHANGES TO PLANNING OBLIGATIONS - A PLANNING GAIN SUPPLEMENT

The Director of Development and Regeneration submitted a report to inform Members of the publication of a further consultation document that had been received from the Department of Communities and Local Government (DCLG) on Planning Obligations.

It has been considered that Planning Obligations (Section 106 agreements or planning contributions) were in need of reform as they are often negotiated on an ad hoc basis, there is often suspicion that their use, leads to applications being “bought” through community facilities, or transport improvements, and there is little certainty for developers on the costs that are involved. The lack of transparency results in land values being unclear and schemes becoming unviable.

However, the new proposed scheme could mean that some major projects could be adversely affected, a development to fund a railway station, may not be possible under a Planning Obligation if the Planning Gain Supplement came into force. The twin approach of a scaled back planning obligation system and the proposed Planning Gain Supplement would also restrict our negotiation process.

The purpose of the consultation was to ascertain whether the Planning Gain Supplement could be workable, and if it is, to be clear how the use of planning obligations would complement it.

The Council had already improved the speed, transparency and the negotiation of Planning Obligations. It was felt that the new ‘scaled back and simplified system’ would be likely to cause additional confusion as to when a Planning Obligation is legitimate. This would cause uncertainty and delay in the delivery of development in the Borough. It would be difficult to ensure that the various public sector agencies actually have sufficient funding to ensure developments are acceptable.

It was also unclear whether public sector spending priorities will allow monies to be spent at the level required and to whom public sector agencies will be held accountable.

RESOLVED – 1. That the report be noted.

2. That the Authority’s responses to the consultation document set out in Appendix A of the report be sent to the Department of Communities and Local Government.

07.DC.20 OBJECTION TO TREE PRESERVATION ORDER NO.6 (EUXTON) 2006

The Director of Development and Regeneration submitted a report seeking the Committee’s instructions on whether to confirm the Tree Preservation Order (TPO) No.6 (Euxton) 2006 in light of receiving an objection.

The tree in question is situated in the rear garden of 15 Balshaw Gardens, Euxton. Following reports that the tree was to be felled a TPO was made as it was considered that it contributed to the visual amenity of the area.

One letter of objection had been received from the owners of the property on which the tree stands citing the following grounds of objection:

- The tree has grown huge, it is near to the house and may be dangerous.
- Danger to the foundations and drains from roots
- Falling branches onto garden
- Possible flooding of adjacent stream due to fallen leaves and branches.

The Council's Arboricultural officer had met with the owners to discuss their objection and carried out an assessment on the tree. The tree is in good general condition and is not considered to be a hazard.

It was proposed by Councillor Adrian Lowe, seconded by Councillor Thomas Bedford, and subsequently **RESOLVED (13:0) that the Tree Preservation Order No6 (Euxton) be confirmed.**

07.DC.21 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of five appeals that had been lodged against the refusal of planning permission, four appeals that had been dismissed, two appeals that had been allowed, one appeal that had been withdrawn and one enforcement appeal that had been lodged.

RESOLVED – That the report be noted.

07.DC.22 SELECTED PLANNING APPLICATIONS THAT HAVE BEEN DETERMINED, BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information a table showing the decisions made on the 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.

RESOLVED – That the table be noted.

07.DC.23 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 1 JANUARY 2007 - 31 JANUARY 2007

The Director of Development and Regeneration presented for Members information, a schedule listing the remainder of the applications that had been determined by the Chief Officer under delegated powers between 1 January 2007 and 31 January 2007.

RESOLVED – That the schedule be noted.

Chair

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.03.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	05/00394/OUTMAJ	Permit (Subject to Legal Agreement)	Land between M61 Motorway and Leeds and Liverpool Millennium Way Chorley Lancashire
B. 1	06/01382/COU	Refuse Full Planning Permission	The Coach House Chorley Road Withnell Chorley PR6 8BG
B. 2	07/00038/COU	Permit (Subject to Legal Agreement)	18 Seymour Street Chorley PR6 0RN
B. 3	07/00085/FUL	Refuse Full Planning Permission	Heapey & Wheelton Village Hall West View Wheelton Lancashire PR6 8HJ
B. 4	07/00088/COU	Permit Full Planning Permission	85 Bolton Street Chorley Lancashire PR7 3AG

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Item A. 1 **05/00394/OUTMAJ** **Outline App Permitted with Legal Agmnt**

Case Officer **Mr David Stirzaker**

Ward **Chorley North East**

Proposal **Proposed mixed use development of mainly B1, B2 and B8 use classes with site entrance allocated for C1 & A4 use classes**

Location **Land Between M61 Motorway And Leeds And Liverpool Millennium Way Chorley Lancashire**

Applicant **Ivor Farnworth**

Proposal: Members will recall that this application was originally reported to Development Control Committee on the 6th March 2006 wherein it was resolved to grant planning permission subject to the conditions and a legal agreement to secure a contribution to improve accessibility of the site and that the end users enter into a Travel Plan.

The reason why the application is being reported to Development Control Committee again is because ownership of a large portion of the site has recently changed hands and the new owner of the site wishes to amend the application by reducing the overall site area. In effect, the applicant is seeking outline planning permission on a reduced site area reflective of the land purchased.

Members will recall that the application is in outline format and proposes a mixed-use development of mainly B1 (Offices & Light Industry), B2 (General Industry) and B8 (Warehousing & Distribution) use classes with site entrance allocated for C1 (Hotels) & A4 (Pubs & Bars) use classes.

Access to the site remains as per the previous approval from the A674 roundabout that has already been constructed and adopted by the Local Highways Authority. A section of the access road has already been constructed. It is proposed to remove the part that has temporary permission and construct a new road that serves all the proposed development and the existing Mill beyond.

As this application is submitted in outline form, all matters are reserved except for access although detailed permission has already been granted (subject to the legal agreement) for the two industrial units (05/00393/FULMAJ) and the office building (05/00392/FULMAJ).

Site: The site comprises part of the land between the M61 Motorway and the Leeds and Liverpool Canal to the north of Botany Bay Mill. The northern boundary is the A674 (Millennium Way) from which access is gained from the existing roundabout. The reduced site area extends to approximately 4.2 hectares in total.

The reduced site area for which outline planning permission is now being sought is the same as per the previous site area save

for the omission of the portion of land furthest south. The omitted area of land comprises of the land, which is bounded to the northeast by the public footpath crossing the site, the canal to the east, Botany Bay to the south and the M61 to the west.

Background:

Members will also recall that two applications were considered at an earlier Development Control Committee meeting in 2006 on the 14th February for the following two proposals:

Ref: 05/00392/FULMAJ

Proposal: Erection of two storey office unit with associated car parking - this application relates to the north eastern corner of parcel C shown on the outline application site plan.

Ref: 05/00393/FULMAJ

Proposal: Erection of 2 single storey industrial units with associated service yards and car parking - this application relates to the northern portion of parcel B shown on the outline application site plan.

These applications were resolved to be approved subject to the conditions and a legal agreement to secure a contribution to improve the accessibility of the site and that the end users enter into a Travel Plan. The legal agreement encompasses all three applications referred to herein.

Until recently, all three of the above applications have been pending the Section 106 agreement hence no decision has been issued. However, as the ownership of the site has changed hands, and the reduced site area plan submitted, instructions have now been sent to Legal Services to draft the said legal agreement, as the applicant is keen to progress the development of the site.

The reduced outline application site area still covers a large proportion of the site allocated under Policy EM1.9 (5.85 hectares in total). As previously stated, the outline application only includes details of access (effectively via the existing access road). Whilst originally a set of illustrative material had been included (plans and elevations of some of the buildings) this was subsequently been withdrawn and no indicative siting is now shown, only the three parcels A, B and C. In addition a Transport Assessment (and Travel Plan), an Ecological Assessment and a Design Statement have also been submitted.

All previously submitted supporting information still accompanies the application. This includes a transport assessment, a sequential approach for the development of the site for the offices, public house and hotel outside the town centre as well as an ecological assessment. A design statement also supports the rationale behind the form of the building and design principles.

Planning History:

In addition to the recent applications referred to above, there has been a previous outline planning permission for the redevelopment of the site, under reference 97/00247/OUT. This decision gave permission for a business and leisure development, including offices, research and development, light industry, general industry, distribution and warehousing, pubs and restaurants, hotel and leisure. However, no reserved matters were ever submitted. The permission has never been

implemented and it has now lapsed as the period of time for submission of reserved matter has expired.

A series of temporary planning permissions has been granted for the access road into the site serving the existing Mill, references 00/00237/FUL, 01/00173/FUL, 02/00312/FULMAJ, 03/00076/FULMAJ, 04/00116/FULMAJ, and 05/00207/FULMAJ. A further application was permitted last year to extend the consent for a further year, reference 06/00045/FULMAJ.

Development Plan: Given the site has already been granted outline planning permission; the principle of the proposal is acceptable. Nonetheless, it is considered necessary to reiterate to Members the assessment of the proposal against the requisite Policies of the Development Plan, which is detailed below.

The site is allocated in the Chorley Borough Local Plan Review 2003 for employment purposes by policy EM1, which states:

“The following sites are allocated for business, general industrial or storage and distribution (Use Classes B1, B2 or B8 respectively). Sites EM1.3, EM1.12, EM1.16 and EM1.18 are also allocated for financial and professional services (Use Classes A2). Site EM1.9 is also suitable for a hotel, pubs, restaurants, and leisure uses.

<u>Ref</u> <u>Classes</u>	<u>Location</u>	<u>Hectares</u>	<u>Use</u>
4.	Botany/Great Knowley	14.1	B1, B2
9.	M61/Botany, Chorley	5.85	B1,B2, B8,C1”

The County Council have issued a Statement of Non-Conformity in relation to Policy EM1 in that there is an identified oversupply of employment land. The policy is therefore contrary to Policy 14 ‘Business and Industrial land Provision’ of the Joint Lancashire Structure Plan (2005). In addition the policy does not quantify the amount of land allocated for Offices. As such the policy is also contrary to Policy 17 ‘Office Development’ of the Joint Lancashire Structure Plan (2005). Policy EM1 therefore has no weight as part of the Development Plan.

Furthermore, in relation to the specific allocation at EM1.9 they have stated that this is not in conformity with Policy 16 ‘Retail, Entertainment and Leisure Development’ of the Joint Lancashire Structure Plan (2005) in that retail, entertainment and leisure development should be located in town centres. They advise that a sequential approach should be adopted to site selection. Furthermore, Policy 18 ‘Major Hotel Development’ states that exceptionally major new hotels can be located elsewhere where a need can be demonstrated and the site is accessible by public transport. In demonstrating need Lancashire County Council have advised that it is necessary to indicate that the need cannot be met in sequentially preferable locations.

In addition to the above, the following other policies in the Development Plan are relevant to the proposals:

Regional Spatial Strategy for the North West (RPG13):

DP1	Economy in the use of land and buildings
DP3	Quality in New Development
DP4	Promoting Sustainable Economic Growth and Competitiveness and Social Inclusion
EC2	Manufacturing Industry
EC7	Warehousing and Distribution
EC8	Town Centres – Retail, Leisure and Office Development
ER5	Biodiversity and Nature Conservation

Joint Lancashire Structure Plan (2005):

Policy 1	General Policy
Policy 2	Main Development Locations
Policy 7	Parking
Policy 21	Lancashire's Natural and Manmade Heritage

Chorley Borough Local Plan Review 2003:

GN5	Building Design and Retaining Existing Landscape Features and Natural Habitats
GN9	Transport Accessibility
EP9	Trees and Woodland
EM2	Development Criteria for Industrial / Business Development
TR1	Major Development – Tests for Accessibility and Sustainability
TR4	Highway Development Control Criteria
LT9	The Leeds Liverpool Canal
LT10	Public Rights of Way

Policies TR8, TR18, LT1 of the Chorley Borough Local Plan Review 2003 have been superseded by policies in the Joint Lancashire Structure Plan (2005).

Consultation:

For clarity, the comments in relation to the originally proposed site area are included followed by the comments in relation to the reduced outline site area.

United Utilities –Had no objections subject to suitable controls being placed on surface water drainage, and that it may require a pumped connection to the public sewer. In relation to the reduced site area, no comments have been received.

English Nature –Requested that a survey for the presence of water voles be carried out before permission is granted as they are protected under Schedule 5 of the Wildlife and Countryside Act 1981. No comments received in relation to the reduced site area though.

Head of Environmental Services – No comments to the original application however, a desktop study has been requested in response to the amended plans and any identified remediation works undertaken.

Lancashire Wildlife Trust – Commented that further survey work is undertaken in respect of water voles, and that they object to the culverting of any watercourse. No further comments made in relation to the reduced site area.

LCC Ecology – Objected to the original application due to inadequacies in the submitted survey and ecological assessment. In response to the revised submission, no further comments are made.

LCC Strategic Planning – They had previously raised objections to the hotel and the public house but had raised no strategic planning issues in relation to the office and industrial development. They also sought a developer contribution of £100,000 towards improving transport infrastructure and recommended that the end users enter into a Travel Plan – these are the subjects of the said section 106 agreement. In relation to the reduced site area, no further comments are made.

Environment Agency – The Agency originally objected to the applications on the basis of the additional culverting to the detriment of the aquatic environment and flood storage capacity. However, they then raised no objection to the amended submission as it offered suitable mitigation and the removal of the existing culverted ditch. They do however recommend the imposition of conditions to secure the appropriate mitigation. In relation to the reduced site area, no further comments are made.

British Waterways – Raised no objection to the principle of the proposed development although they wish to consider the detailed construction techniques of certain elements in due course. They request that no surface water is discharged into the canal. In response to the further amended plans and supporting information they raised no objections. With regards to the reduced site area, no further comments have been made.

LCC Highways – No objection in principle although the internal layout of the road as shown includes four arm mini roundabouts. These are not suitable and are unacceptable for use on this type of road layout.

Highways Agency – Originally issued a Direction preventing the determination of the application and requested detailed additional information to supplement the original transport assessment. This information has now been forthcoming and by letter dated 12 December 2005 they have raised no objection to the proposed development. In relation to the amended site area, no objections in principle are raised.

Ramblers Association – Question what provision has been made for the retention of the footpath that crosses the site (Chorley 26). They wish to secure adequate screening etc and ensure that it is not part of a vehicular access. They confirm that provided provision is made for its retention that they would have no objections to the proposed development

Neighbours:

Two letters have been received from local residents as a result of consultations on the amended site area. The contents of these letters can be summarised as follows: -

- Industrial units on the site could bring extra noise and light pollution to the area
- The development of the site will leave an industrial legacy in the 21st century to spoil the rural edges of the town and further pollute the countryside

- The area along the canal should be enhanced rather than going back to the industrial days of the 19th century and there are enough brown field sites around Chorley where these projects could be undertaken
- The already dangerous motorway junction will become even worse and it is only a matter of time before a major incident occurs
- Rural Chorley is on its knees and creating any more development of this kind will leave the landscape ugly and roads even more overloaded
- The green fields should be preserved as they are a valuable asset

Applicants Case: In addition to the other supporting information submitted, the previous applicant wrote in support of the application drawing to the attention of the council a number of points. They advised that:

“These two applications both form part of the bigger picture that we have carefully planned for the Chorley Expressway site. The balance and variety of uses on a site such as this are extremely important and you will appreciate that from our perspective it is critical that the two remaining applications are approved if this site is to be brought forward for development.

It is unusual for a site of this quality, in terms of location, prominence and accessibility, to have remained undeveloped until now. I believe that there is a very good reason for this, namely that the site is extremely expensive to service. Gas and electricity will have to be brought on to the site from a considerable distance away (gas from Wheelton and electricity from Botany Brow). A rising main foul sewer will also need to be laid to Botany Brow together with an on site pumping station. The new surface water drainage system for the site will also require significant on site attenuation. As you are aware there is also now a requirement for a £100,000 contribution towards public transport.

The higher value uses that we have incorporated in the master plan (the hotel and public house) will provide a dual benefit for the scheme. Firstly they will enable us to justify the very significant investment that is required in order to service the remainder of the site; secondly they will provide excellent on site amenities for new business occupiers – a very significant factor in attracting inward investment to this location.”

Issues: As with Policy issues, it is considered pertinent to reiterate to Members the main issues considered at the time of the originally approved outline site area and it should be noted that all supporting documents submitted in relation to the originally approved site area are still considered to be relevant to this application. The main issues are therefore as follows:

- Proposed Employment Uses
- Proposed Hotel and Pub Uses
- Design
- Ecology
- Landscape
- Highways

These are considered in detail below.

Proposed Employment Uses

Although the site the subject of this application is allocated for B1, B2, B8, and C1 uses including potential for a hotel and public house in the Local Plan. This has only limited weight due to the Statement of Non-Conformity issued by the County Council.

However, from the recorded take up of business and industrial land the proposed development would not, at this time, appear to result in the over supply of such land. As a consequence the proposed development does not conflict with the strategic objectives of Policy 14 of the Joint Lancashire Structure Plan (2005). LCC Planning have raised no strategic objection to this element of the proposed development.

One of the other reasons that LCC issued the Statement of Non-Conformity for Policy EM1, was that in accordance with Policy 17 of the Joint Lancashire Structure Plan (2005) states that office uses should be located within main town centres or at transport hubs/corridors. It is not considered that the proposed office development is at such a location.

The original applicant prepared a sequential assessment of the sites available within more accessible locations elsewhere within the Borough. The sequential approach identified that within the central core of the town centre, no existing sites of the scale required have been identified while site clearance/assembly appears difficult given the many adjacent terraced streets and large public buildings.

This was accepted by members at the Development Control Committee meeting on the 14th February 2006 when permission was resolved to be granted for the industrial units (05/00393/FULMAJ) and the office development (05/00392/FULMAJ) on parts of the site.

Proposed Hotel and Public House Uses

In relation to the proposed hotel and public house, whilst these are referred to in the allocation in the Chorley Borough Local Plan Review 2003 they have no weight due to the issue of the Statement of Non-Conformity issued by the County Council.

Both the Joint Lancashire Structure Plan (2005) and Planning Policy Statement 6: 'Planning for Town Centre' makes it clear that these uses should be located as a matter of preference in the Town Centre. They advise that a sequential approach should be adopted to site selection in that the nearest available site should be chosen for the proposed development.

The original applicant prepared a detailed assessment of the proposed development. This considered both the need for the proposed development and its location. PPS6 at paragraph 3.15 requires developers and operators to be able to demonstrate that in seeking to find a site in or on the edge of existing centres, they have been flexible about their proposed business model in terms of:

- The scale of their development;

- The format of their development;
- Car parking provision; and
- The scope for desegregation.

In this respect the original applicants advised that the site with a hotel. The pub restaurant proposal, therefore, represents one element of a joint scheme and with both being designed to compliment identification criteria for their clients can be summarised as follows:

1. Any site must be physically able to accommodate the proposed pub/restaurant unit and/or a hotel with associated facilities – ‘the operational criterion’.
2. Any site has to be accessible to any identified catchment – ‘the accessibility criterion’.
3. Any site must be in an appropriate and ‘primary’ location – ‘the locational criteria’.
4. Due account has to be taken of land values/potential rentals and other commercial considerations – ‘the viability criterion’.
5. Access to a local work force – ‘the workforce criterion’.

They identify the following site specific issues in relation to the proposed pub/restaurant and the hotel developments:

1. The pub/restaurant is to be developed in conjunction each other in operational terms. For instance, the hotel is not intended to provide anything other than a very limited food and drink offer and with this involving serving breakfast as well as snacks for late arrivals. The hotel would, therefore, be primarily ‘serviced’ by the pub restaurant and this has formed the basis of the ‘joint venture/development’. In locational and operational terms, therefore, there is an evident synergy between the hotel and pub restaurant units.
2. The public house is also intended to ‘service’ the requirements of local land uses and in particular the proposed business park and related developments at Chorley Expressway. This, therefore, is a clear locational requirement.
3. In addition to the above, it is anticipated that a significant proportion of anticipated business will come from passing traffic. In this respect, the subject site was selected because of the significant traffic levels passing close to it and particularly via the adjacent M61 motorway. The physical location of the site, therefore, close to the motorway, together with its high visibility and ease of access, are significant factors in identifying the subject site for the development.

The supporting statement first considered allocations identified in the Local Plan including the following sites:

- Site SP2.1 – High Street/Cleveland Street/Union Street including the Bus Station Site/New Market Street and the Flat Iron
- Site SP2.2 – Bolton Street/Pall Mall (Leisure Allocation LT2.1)
- Site SP2.3 – Corner of Gillibrand Street and Market Street
- Site SP2.5 – 5/9 Gillibrand Street

Site SP2.6 – Clifford Street/Portland Street (Leisure Allocation LT2.2)

Site SP2.7 – George Street/Lyons Lane (LT2.3)

However, the report concluded that the allocations within the relatively local plan did not provide sequentially preferable opportunities which were available, suitable or viable for the proposed development. This was broadly accepted.

Notwithstanding the above, the search was 'extended' in an attempt to identify other sites that could be suitable for the proposed development (as well as being available and viable) and with these being in sequentially preferable locations. On this basis, 15 sites were identified by the original applicant.

However, the report concluded that these other sites also did not provide sequentially preferable opportunities that were available, suitable or viable for the proposed development. This was also broadly accepted. However, this was partly because the locational criteria used by the original applicants to select sites favour out of centre locations. Whilst desegregation had been accepted as possible, the opportunities to fully explore this had not been taken and many of the sites had been discounted on issues relating to the inability to accommodate both developments. It is clear that most of these sites would struggle to accommodate the hotel of the scale proposed. The sites identified could accommodate a public house but have been discounted for other reasons. On balance it is considered that whilst the other sites were identified as being sequentially preferable they lacked availability, ability to accommodate all the proposed development, suitability or viability.

In relation to need for the proposed development, the original applicants appraised existing provision. They original 42 accommodation establishments in the borough including 18 hotels. There are 6 hotels with more than 40 rooms three of which account for 40% of the room stock (Park Hall – 148 Rooms, Shaw Hill Hotel – 100 rooms, and Premier Travel Inn – 81 Rooms. They identified that the Councils tourism strategy identifies a need for additional hotel accommodation and that based on assessment of potential demand there is a need for the proposed hotel, particularly catering for business tourism. In relation to the proposed public house, they identified a quantitative need for additional restaurants/public houses in the borough both in terms of growth and leakage to other centres.

The recently completed Chorley Town Centre – Retail and Leisure Study completed by White Young Green on behalf of the Council concluded that it is very difficult to predict future need for pubs and restaurants, it is anticipated that there is significant new demand for new development. It also concluded that there was a need for further hotel developments although it clearly suggested that a town centre location was preferable.

In summary it is concluded that there is a need for the proposed development, and that the original applicants demonstrated that there are no available sites in sequentially preferable locations which could accommodate the development proposed.

Design

As detailed, this application has been submitted in outline only with all matters reserved. None of the siting or design of buildings is being included with the application. The individual position of the proposed buildings are not therefore fixed save for the already approved industrial units (05/00393/FULMAJ) and the office development (05/00392/FULMAJ) on parts of the site which are subject to the said legal agreement.

Therefore detailed design is a matter that will be considered in due course. A design statement has been submitted and it is anticipated that future applications will have to respect the context of the site to a greater degree (i.e. Botany Bay, the canal, and the semi-rural location).

However, as elements of detailed design have previously been resolved to be approved on the site, the broad principles have already been established.

Highways

All of the applications on this site have been the subject of Article 14 Directions issued by the Highways Agency that has prevented the Local Planning Authority from determining the applications. This was in place for approximately 8 months. It was issued due to concerns they have on the impact of the proposed development on the motorway network.

The original applicants Highways Consultants had been in detailed consultations with the Highways Agency and their agents in attempts to resolve the matter. As a result they revised the Transport Assessment that was submitted with the application. Following this, the Highways Agency no longer objected to the proposed development and lifted the direction not to determine the applications. No specific conditions or requirements were suggested by the Highways Agency at the time although they have now suggested several conditions.

At the time of writing the report in relation to the original site area, no comments had been received from LCC Highways although the request for £100,000 from the development as a whole towards improving accessibility of the area had come from LCC (Strategic Planning). The new applicant has agreed to this contribution but has requested that this be phased in two parts across the various parts of the development. This is inevitable in any respect. This contribution is one of the requirements of the said section 106 agreement.

LCC (Highways) have made comments in relation to the reduced site area. No objections are raised in principle to the development. However, as with the previous application, concerns have been expressed in relation to the use of four arm mini roundabouts on the access road. However, this matter can be suitably resolved pursuant to a condition requiring the applicant to agree a suitable road layout with the Council, as per the previous approval.

The existing alignment of the public footpath has been incorporated into the development without the need for a diversion.

Regarding the issue of the access road finishing short of its previous position. The road will still provide the same access into the site albeit at a different location. This will mean traffic has to make a left turn onto the existing car parking area to meet back up with the temporary access road adjacent to the Canal. However, no objections have been raised in relation to this aspect of the proposals by LCC (Highways). It should also be noted that a separate application for three office blocks is currently being considered for the southern end of the site (07/00062/FULMAJ) and the red edge of this application includes within it a new access road adjoining the one proposed on the amended site area of this outline application at the point where it ends. This will then provide a full link up through the site providing an upgraded access road to Botany Bay itself and the other office development at the southern end of the site. This is of course subject to permission being granted for the three office blocks (07/00062/FULMAJ) at the southern end of the site and it is anticipated that this application will be reported to Development Control Committee in due course.

Ecology

The layout plans were amended from the original submission to allow for the retention of the ditch that crosses the site and removes the additional length of culverting. The reduced site area does not change this. As before, the associated hedge is shown for retention. The trees to the north east of the application site are excluded from the allocation and the proposed development. These are shown for retention although they are outside the applicant's control.

The County Ecologist originally advised that works during the bird breeding season (March to July inclusive) should be avoided where there may be an impact on nesting birds. Although the originally submitted Ecological Survey did not find any evidence of the presence of water vole, it concluded water voles are highly likely to be present within the Leeds and Liverpool Canal. Paragraph 5.1.9 of the report recommends that, if the construction start date extends into April, a pre-construction survey for water vole should be carried out. If water voles are found to be present at that time (or at any time during construction), then the applicant should submit a method statement detailing how impacts on water voles and their habitat will be avoided. This should be the subject of a planning condition.

Although the ditch is to be reinstated at the eastern end, culverting of the central section of the ditch to create an access road. The County Ecologist advised that the invert of the culvert should be below the bed-level of the ditch and the culvert should be a square culvert pipe of a maximum size such that the ditch is not narrowed through the culvert. It is also recommended that further opportunity be made to enhance the areas of grassland to be planted and the potential wildlife habitat along the ditch and that a buffer distance of 8m be established. This could be the subject of planning conditions.

The Environment Agency re-iterate previous comments and consider that the revised proposals for the site offer suitable mitigation for the section of ditch habitat lost to the proposed culvert. They no longer object to the proposed development

provided conditions are imposed to ensure that the existing culvert be removed and the landscape and habitat improvements to the ditch and surrounding area be implemented. In this respect the suggested mitigation measures and habitat creation measures (section 5 of the Ecological Survey and Assessment report) should also be the subject of a planning condition.

Contaminated Land and Pollution

There is no substantive evidence to suggest that the site is contaminated, however, it is recommended that a condition be imposed to require a desktop study of the potential for contamination. This can be the subject of a condition. If any contamination is found, the condition will require a remediation scheme to be approved by the Local Planning Authority and then implemented prior to any development taking place.

Conclusions:

For the reasons discussed above, it is considered that the application for outline planning permission on a reduced site area for a mixed use development incorporating industrial, offices, a hotel and public house are acceptable and are recommended for approval subject to the following conditions and subject to a legal agreement to secure a contribution to improve accessibility of the site and that the end users enter into a Travel Plan. In addition the detailed technical issues relating to the access road need to be overcome and that the resolution of these issues should be delegated to officers.

Recommendation: Outline App Permitted with Legal Agmnt Conditions

1. (a) Before any development is commenced details of all 'Reserved Matters', (that is any matters in respect of which details have not been given in the application and which concern the siting, design, external appearance of the building(s), and landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority.
- (b) An application for approval of all 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission.
- (c) The development to which this permission relates must be begun not later than two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: (a) This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995: (1) of the (b) & (c) These conditions are required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. The works hereby permitted shall be carried out strictly in accordance with the following plans:

Plan Ref:	Received On:	Title:
NN03-PLO9 Rev I	5 th January 2007	Masterplan
NN03-PL01 Rev A	5 th January 2007-02-26	Location Plan

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

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) together with details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved unless otherwise first agreed in writing by the Local Planning Authority.

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

4. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, unless otherwise first agreed in writing by the Local Planning Authority, and shall be completed in all respects before the final completion of the development and thereafter retained.

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

5. Prior to the commencement of any development, full details of the alignment, 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 and 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. Prior to the commencement of any development hereby permitted, 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 be carried out strictly in conformity with the approved details.

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

7. Prior to the commencement of development plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling, shall be submitted to, and approved in writing by, the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.

Reason: In order that the Council may be satisfied with the details of the proposal.

8. Details of all external lighting, including floodlighting, to be installed shall be submitted to and approved in writing by the Local Planning Authority before any such installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied without express written permission. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

Reason: To safeguard the amenities of the area and to minimise the possibility of light pollution that would adversely affect the character of the area in accordance with policies GN5, LT9, EP10 and EM2 of the Chorley Borough Local Plan Review 2003.

9. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: To prevent pollution of the water environment in accordance with policy EP17, EP18 and EP19 of the Chorley Borough Local Plan Review 2003.

10. Plans and particulars showing the provision for the parking or garaging of cars and associated manoeuvring areas in accordance with the Local Planning Authority's current standards, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such details as agreed shall be laid out and made ready in all respects for use prior to the first occupation of the building to which it is related and thereafter retained.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure a satisfactory level of off-street vehicle park.

11. Before the development hereby permitted is first occupied, provision for cycle parking, in accordance with details 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 TR18 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

13. A scheme for the translocation of the South Marsh Orchids (*Dactylorhiza praetermissa*) found within the site shall be submitted to and approved in writing by the Local Planning Authority. No development shall commence unless and until that scheme has been implemented in its entirety.

Reason: To secure the nature conservation interest of the site.

14. Upon approval of the landscaping details, including any screen walls or fences, pursuant to Condition 1 the new planting shall be carried out during the planting season October/March inclusive, (in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979)) immediately following commencement of the development. Any plants found damaged, dead or dying in the first five years are to be duly replaced and the scheme thereafter retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality.

15. The existing natural tree screen/hedgerow along the *eastern boundary of the site with the canal* shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved by the Local Planning Authority. Any such reinforcement shall be carried out during the planting season October/March inclusive following the first occupation of the adjacent building maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

Reason: In order to protect the amenities of the area in accordance with policies GN5, EP9 and EM2 of the Chorley Borough Local Plan Review 2003.

16. No goods, plant or material shall be deposited or stored in the open, and furthermore no part of the development permitted shall be used for retail purposes, including the sale or display of goods, without the prior consent in writing of the Local Planning Authority.

Reason: In order to protect the amenities of the area, and to maintain adequate parking areas in accordance with policies GN5, EM2 and TR4 of the Chorley Borough Local Plan Review 2003 and to prevent the inappropriate use of any part of the development for retail purposes.

17. Details of facilities to be provided for the storage and removal of commercial refuse and waste from the premises shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the building is first occupied and thereafter retained.

Reason: In the interests of amenity and to be satisfied about the details of the scheme in accordance with policies GN5 and EM2 of the Chorley Borough Local Plan Review 2003.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 8, Class A and Schedule 2, Part 2, Class A) or any Order revoking and re-enacting that Order no extension or alteration shall be carried out in respect of the building(s) to which this permission relates and no fences, gates or walls or other means of enclosure shall be erected (other than those expressly authorised by this permission) without the express consent of the Local Planning Authority.

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

19. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the risk of flooding in accordance with policy EP17, EP18 and EP19 of the Chorley Borough Local Plan Review 2003.

20. Prior to any discharge into any watercourse, surface water sewer or soak away system, all surface water drainage from vehicle parking and manoeuvring areas shall pass through an oil interceptor designed and constructed to have capacity and details compatible with the site being drained. The interceptor shall be installed and operational prior to any building hereby approved being occupied and shall thereafter be maintained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment in accordance with policy EP17, EP18 and EP19 of the Chorley Borough Local Plan Review 2003.

21. Plans and particulars showing the layout, together with details of levels, sections, drainage, and street lighting of the proposed roads (notwithstanding the details shown on the approved plans) shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. All works shall be undertaken strictly in accordance with the details as approved.

Reason: In order that the Council may be satisfied with the details of the proposal.

22. If the start date for construction of the development extends into April, no development shall take place until a pre construction survey has been carried out to detect the presence of water voles, the details of which, including suitable mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority in the form of a report. The development shall only be carried out in accordance with the mitigation measures set out in the approved survey and mitigation measures.

Reason: In the interests of protected species and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

23. The development hereby permitted shall not commence until plans and particulars (having regard to section 5 of the Ecological Survey and Assessment report dated 23rd December 2005) of the culvert and reinstated ditch have been submitted to and approved in writing by the Local Planning Authority. The culvert and reinstated drainage ditch shall only be in accordance with the approved details.

Reason: In the interests of protecting and enhancing ecological habitats and in accordance with Policy Nos. EP4 and EP12 of the Adopted Chorley Borough Local Plan Review.

24. The existing natural tree screen/hedgerow along the eastern boundary of the site with the canal shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved by the Local Planning Authority. Any such

reinforcement shall be carried out during the planting season October/March inclusive following the first occupation of the adjacent building and maintained for a period of five years during which time any plants that are found to be dead or dying shall be replaced.

Reason: In order to protect the amenities of the area in accordance with policies GN5, EP9 and EM2 of the Chorley Borough Local Plan Review 2003.

25. The development shall only be carried out in accordance with the mitigation and habitat creation measures set out in section 5 of the Ecological Survey and Assessment report dated 23rd December 2005.

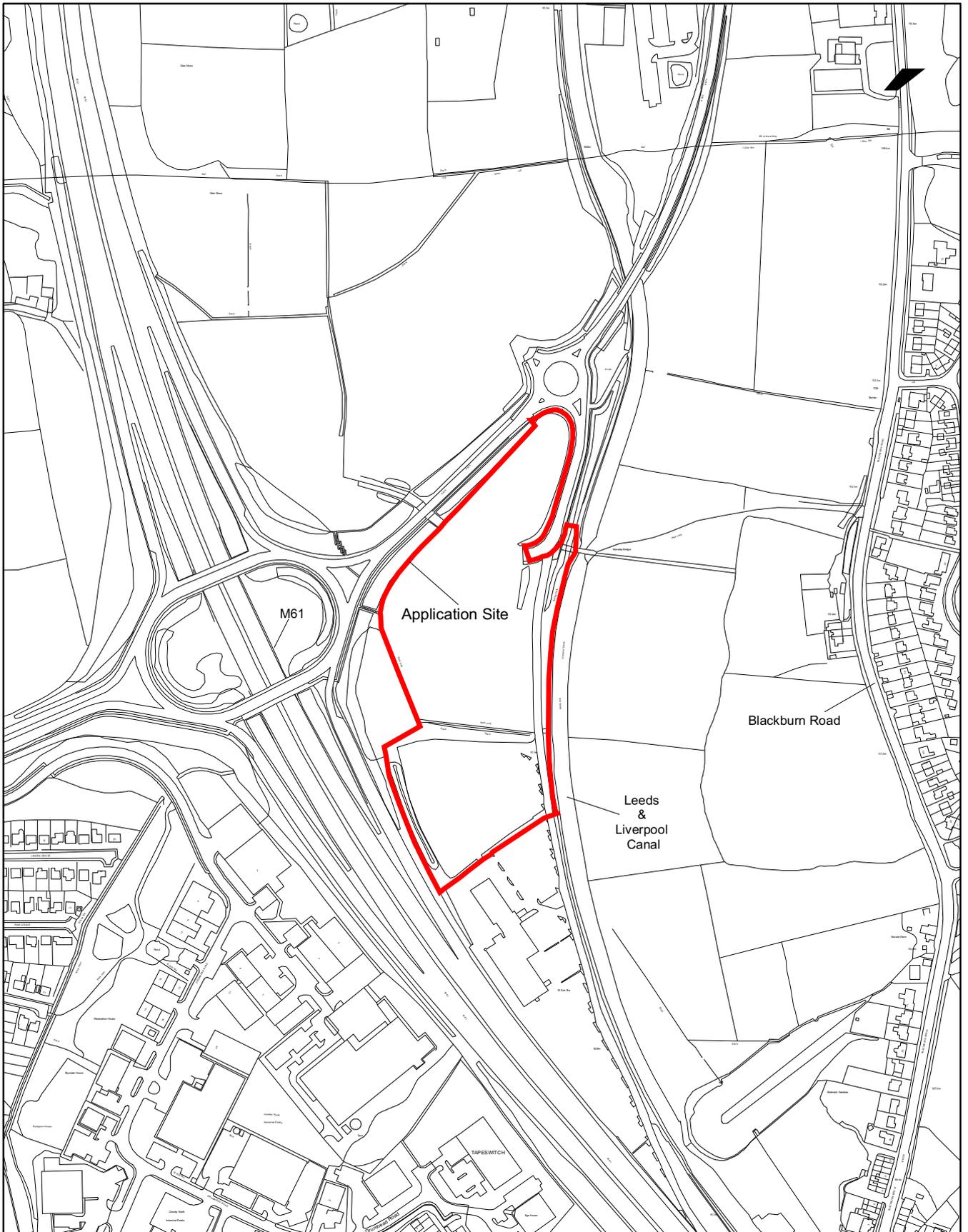
Reason: To protect and enhance ecological habitats and in accordance with Policy Nos. EP4 and EP21 of the Adopted Chorley Borough Local Plan Review.

26. No works pursuant to the permission hereby granted shall be permitted to take place on the site during the bird breeding season (March to July inclusive)

Reason: In the interests of nesting birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

27. No development shall take place until a desktop study for the presence of contaminated land has been completed and submitted to and approved in writing by the Local Planning Authority. Such report that is submitted shall include a methodology for investigation and assessment of ground contamination as is appropriate depending on the findings of the desktop survey. The findings of any further investigation agreed with the Local Planning Authority (including all testing specified in the approved scheme and the results of the investigation and risk assessment) shall be submitted to and approved in writing by the Local Planning Authority together with any remediation proposals to render the site capable of development. The agreed remediation proposals, which shall include an implementation timetable and monitoring proposals, shall be completed in their entirety. Furthermore, prior to the commencement of any further development and upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.



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Application Number:
05/00394/OUTMAJ

Grid Ref:
E: 358977
N: 419512

Scale:
1:5,000

Agenda Item No.
A. 1

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Item B. 1	06/01382/COU	Refuse Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Brindle And Hoghton	
Proposal	Change of use of existing woodland area to domestic curtilage	
Location	The Coach House Chorley Road Withnell Chorley PR6 8BG	
Applicant	Mr & Mrs McGuigan	
Proposal	<p>The application relates to the change of use of existing woodland area to be incorporated within the domestic curtilage associated with the dwellinghouse.</p> <p>The site is occupied by a large detached dwellinghouse which was previously a coach house. Planning permission was granted in 1999 to convert the premises into residential accommodation. This permission included a small garden curtilage to the rear of the property although the majority of the site was retained as woodland area.</p> <p>The area of land subject to this application measures 7.3 metres at its widest point, 2.1 metres at its narrowest point and 34.2 metres in length. This area has already been landscaped and incorporates areas of decking and planting.</p>	
Planning Policy	<p>DC1- Development in the Green Belt Policy 6- Green Belts (Joint Lancashire Structure Plan) PPG2- Green Belts</p>	
Planning History	<p>99/00067/COU- Conversion of existing coach house to residential accommodation and construction of double garage. Approved May 1999</p> <p>01/00499/FUL- Erection of porch to front, and erection of detached garage with stabling to rear and new access. Refused August 2001</p> <p>01/00500/TPO- Felling of tree covered by Tree Preservation Order No. 11 (Withnell) 1998. Permitted July 2001</p> <p>06/00157/FUL- The removal of planning condition No 8 of application 9/99/00067 to permit the garage to change use to an office. Withdrawn</p> <p>06/00425/FUL- Self contained office building for use with dwelling. Permitted May 2006</p> <p>06/01051/TPO- Felling of 5 trees covered by TPO 11 (Withnell) 1998. Under consideration.</p>	
Representations	None received	
Consultations	None received	

Assessment

The site is located within an area designated as Green Belt where there is a presumption against inappropriate development and where development will only be permitted if it is considered appropriate or in very special circumstances.

The proposal incorporates changing the use of existing woodland area to extend the garden curtilage associated with the property. Landscaping works have already occurred which extends the garden area past the approved curtilage. This landscaping work includes areas of decking and planting and a retaining wall.

When planning permission was applied for in 1999 to convert the coach house into residential accommodation concerns were raised in respect of the 'domestication' of the woodland area located to the rear of the property. Planning permission was granted for the conversion but restricted the extent of the private garden curtilage to the area which extends 8 metres from the rear of the dwellinghouse.

The proposed landscaping works which have occurred at the property exceed past this 8 metres and have accommodated more of the woodland area into the garden curtilage. In addition to this landscaping work the remainder of the woodland area is lawned and maintained and there is no distinction between the garden curtilage and the woodland area. The maintenance of the woodland area has created a very urban appearance which no longer retains the appearance of woodland area which is what was trying to be avoided when only 8 metres of garden area was granted as part of the conversion scheme.

Extension of the garden/ domestic curtilage within the Green Belt is not considered to be appropriate development and is, by definition, harmful to the Green Belt. As such very special circumstances are required in support of the application. Very special circumstances were requested via letter on 16th January 2007 along with details of boundary treatment which would be required to distinguish between the garden area and woodland area.

Details of a 1.3 metre high timber post and rail fence were submitted on 30th January however no very special circumstances were forwarded in support of the application. It is considered that the introduction of a fence in this location will further add to the domestication of this Green Belt area.

It is considered that the works which have occurred have damaged the trees close to the landscaped area which are protected by Tree Preservation Orders. The damage which has occurred has resulted in the requirement for the trees to be removed and this is subject to a separate trees works application.

Landscaping works have already been carried out at the property and as such the use of the area of land subject to this application has already changed. As the application is retrospective authorisation of enforcement action is also required and can be found elsewhere on this report.

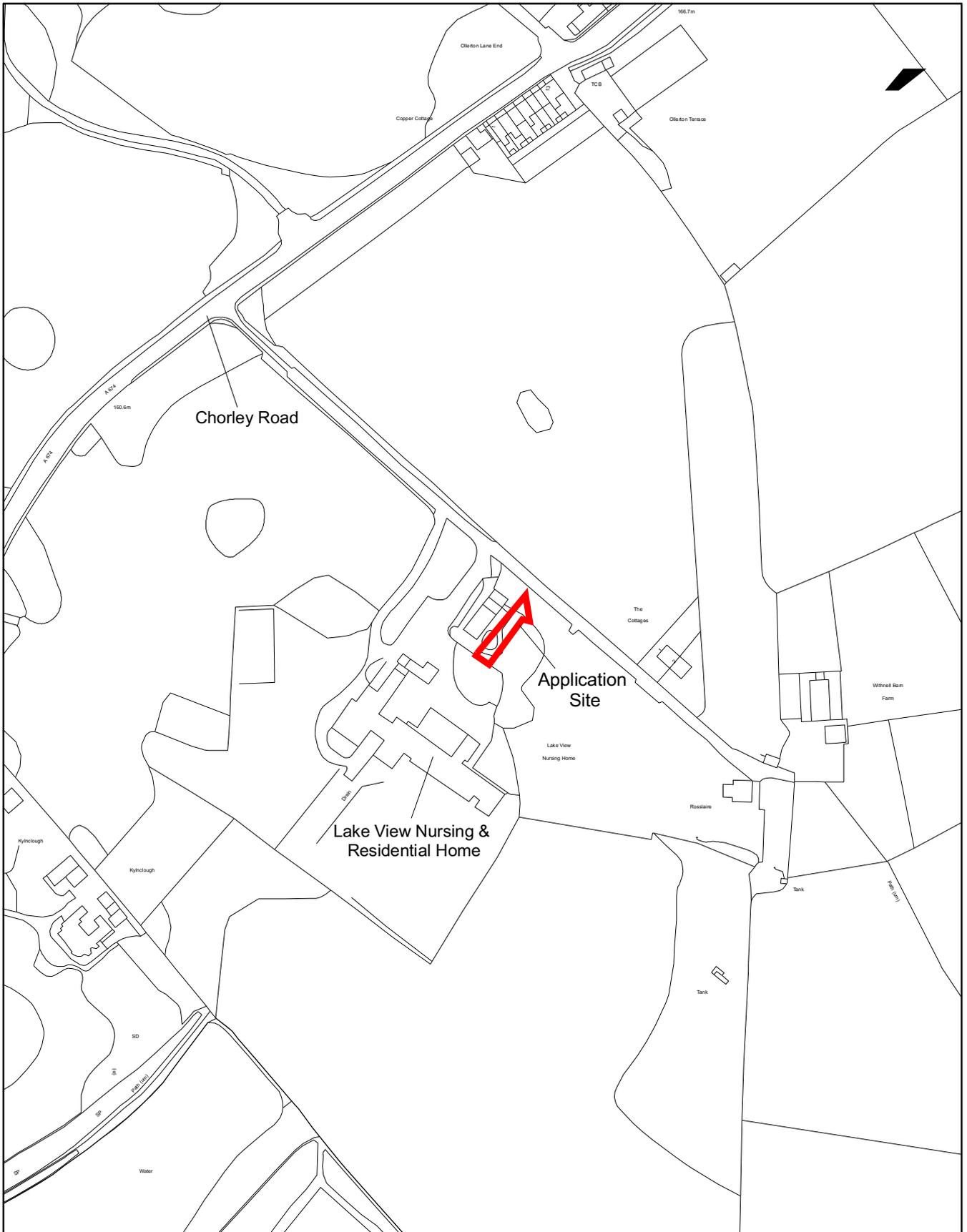
The development is not considered to be appropriate development within the Green Belt and very special circumstances have not been submitted in support of the application. As such the proposal is considered to be contrary to Policy DC1 and Government advice contained in PPG2: Green Belts.

Recommendation: Refuse Full Planning Permission

Reasons

1. The land to which this application relates lies within the Green Belt as defined by the Joint Lancashire Structure Plan (2001-2016) and the adopted Chorley Borough Local Plan Review 2003. Within this area it is intended that no new development shall be permitted except in connection with agriculture or forestry or other appropriate uses such as outdoor sport and recreation. The change of use of such land to the residential curtilage associated with a dwelling house is clearly contrary to the provisions and objectives of Policy No. DC1, which is contained within the aforementioned Local Plan, Policy No. 6 contained within the aforementioned Structure Plan and the advice at national level within Planning Policy Guidance Note 2 (PPG2) 'Green Belts'. Accordingly, the proposal represents inappropriate development, which is by definition harmful to the open and rural character of the Green Belt, which the policies referred to above aim to preserve thus contrary to the purposes of including the land within it. The applicant has not demonstrated that there are any special circumstances that are so special so as to outweigh the Green Belt policies, the harm to the openness of the Green belt and the reasons for including the land within it.

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Application Number:
06/01382/COU

Grid Ref:
E: 362190
N: 423160

Scale:
1:2,500

Agenda Item No.
B. 1

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Item B. 2 **07/00038/COU** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley East**

Proposal **Proposed conversion of existing shop into residential accommodation, comprising of 2 No. two bedroomed apartments**

Location **18 Seymour Street Chorley PR6 0RN**

Applicant **Mr Matthew Pilkington**

Proposal The application relates to the change of use of the existing shop premises into two residential apartments. The premises is currently occupied by a shop at ground floor level with ancillary accommodation at first floor level.

The premises currently has a single storey front extension which is occupied by the shop use. The proposal incorporates removing this element to create a front garden area. Access to the premises will be via a new door in the side elevation. The area of land located to the side of the property is owned by Chorley Borough Council. The proposal also includes a small single storey rear extension to replace a existing outdoor building.

Planning Policy **GN1-** Settlement Policy- Main Settlements
GN5- Building Design and Retaining existing landscape Features and Natural Habitats
HS4- Design and layout of residential developments
HS6- Housing Windfall Sites.

Planning History **9/82/00696-** Change of use of premises to hot food takeaway- Refused November 1982

Representations None received

Consultations **The Director of Streetscene, Neighbourhoods and the Environment (Environmental Services)** have no objections to the proposed scheme but have incorporated the following recommendations:

- Incorporate hard wired and interlinked fire alarms and heat detectors
- Fire doors are required throughout the property
- Adequate ventilation is required in the bathrooms
- The floor areas of the bedrooms are only suitable for one person per room.

Assessment The application relates to the change of use of an existing two storey end terraced property located within a row of predominantly residential properties. The premises is currently occupied by a retail use at ground floor level with ancillary accommodation at first floor level.

The proposal incorporates changing the use of the premises into

two residential flats. The property has a single storey front element which is currently occupied by the retail unit and the intention is to remove this extension to provide a front garden similar to the other properties in the street scene. The flats will be accessed via a new doorway located on the side elevation of the property. Access to this doorway will be via a new pathway located on the existing grass verge to the side of the property. This area of land is owned by Chorley Borough Council.

It is considered that the introduction of two residential flats in this location will not adversely impact on the neighbours amenities as the area is predominantly residential in character. There is no parking proposed with the conversion scheme however there is a parking area located to the side of the property. additionally, the site is located close to Chorley town centre and is accessible to local services and by a number of modes of transport. As such the proposal complies with Policy HS6

In design and appearance terms the removal of the single storey front element will improve the character of the property and the area as a whole and as such the proposal is considered to be acceptable in terms of Policy GN5. The scheme also includes a small single storey rear extension to replace an existing small toilet and storage building. The introduction of a single storey extension in this location will not adversely impact on the neighbours amenities. There are no new windows proposed which will adversely impact on the neighbours amenities. As such the proposal is considered to be acceptable in terms of Policy HS6.

In June 2003 the Council resolved to amend its policy on the planning and provision of equipped play areas associated with new housing developments. This is an interim change pending the production of Supplementary Planning Guidance which is intended to form a more substantial review. Therefore a financial contribution towards equipped play space is required in respect of the scheme and the proposal is subject to a Section 106 Agreement.

Conclusion

The introduction of two residential flats in this location is considered to be acceptable and will not adversely impact on the neighbours amenities. As such the application is recommended for approval.

Recommendation: Permit (Subject to Legal Agreement) 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:
	14 th February 2007	Site Location Plan
Pilkington/02	5 th February 2007	Proposed Plans and Elevations
Pilkington/01	5 th January 2007	Existing Plans and Elevations

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

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

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

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Application Number:
07/00038/COU

Grid Ref:
E: 358932
N: 417471

Scale:
1:1,250

Agenda Item No.
B. 2

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Item B. 3	07/00085/FUL	Refuse Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Wheelton And Withnell	
Proposal	Removal of planning condition No 2 (app 9/83/00453) "The building will not be used between the hours of 11.00pm and 8.00am	
Location	Heapey & Wheelton Village Hall West View Wheelton Lancashire PR6 8HJ	
Applicant	Heapey And Wheelton Village Hall Committee	
Proposal	<p>The application relates to the removal of planning condition number 2 which was attached to planning application reference 9/83/00453. Planning permission was granted in 1984 to change the use of Heapey and Wheelton Village Hall from a Day Tutorial Centre to a Village Hall. When planning permission was granted for the change of use a condition was attached restricting the opening hours of the hall and stated that the hall must not open between the hours of 11pm and 8am.</p> <p>The village hall is located within a predominantly residential area of Wheelton. The attached property is a two storey terraced residential dwellinghouse and access to the site is via Meadow Street. To the front of the building there is limited off street parking.</p>	
Planning Policy	GN4- Settlement Policy- Other Rural Settlements EP20- Noise PS2- Provision and Improvement of Community Centres and Village Halls	
Planning History	83/00453- Change of use of former Wheelton Day Tutorial Centre to a Village Hall. Approved 1984 03/00500/FUL- Erection of ground floor extension to provide disabled access. Approved March 2004.	
Applicant's Case	<p>The applicant has submitted the following comments in support of the application:</p> <ul style="list-style-type: none"> • On several occasions during the year the Committee organises special community events including a Children's Christmas Party. The hall is also used for private functions. • The Heapey and Wheelton Parish Plan identified the need to develop and improve facilities at the Village Hall and plans are currently being drawn up for a remodelled hall in order to serve the community better. • The current hours restriction seriously hampers the commercial viability of the hall especially its use for fee earning private functions. 	
Representations	Councillor Iris Smith has requested that the application is referred to Development Control Committee	

7 letters of objection have been received raising the following points:

- Increased noise and disturbance
- Increase in traffic and congestion
- Potential for vandalism
- Lack of parking and Meadow Street is a very narrow street
- Close proximity to residential dwellings
- Increased litter
- Since planning permission was granted for the village hall several things have happened which include new users of the hall playing loud music, increase car ownership and additional residential properties have been constructed in the area. No sound insulation has been installed at the hall.
- The adverse and stressful circumstances created by noise and traffic congestion within the area can at least be curtailed to within a reasonable time frame by the retention of the planning condition.

Consultations Director of Streetscene, Neighbourhoods and the Environment (Environmental Health) has no comments to make.

Assessment Planning permission was granted in March 1984 to change the use of Wheelton Day Tutorial Centre to a Village Hall. Condition 2 of the planning permission stated that the village hall shall not open between the hours of 11pm and 8am.

This application relates to the removal of condition 2 of the original permission to allow the hall to open outside the current permitted hours. In the past the hall has breached this condition and opened outside the permitted hours however this was only occasionally and has not occurred on a continuous basis. Therefore as the hall has not been continuously in breach of the condition for in excess of 10 years this condition still applies. The Village Hall Committee wishes to remove this condition to enable the hall to be hired out for private functions as the current hours restrictions hampers the commercial viability of the hall.

A Public Entertainment Licence was granted in November 2003 to allow the hall to hold events up to 12 midnight Thursday to Sunday although a condition was attached stating that only 12 public entertainment events can be held in a 12-month period. This is clearly contrary to the hours permitted as part of the planning approval. Although the hall has a Public Entertainment Licence the planning condition still applies.

The main issues to consider are the impact of opening the hall outside of the currently allowed time on the surrounding area and the nearby residents. The Village Hall is located in a predominantly residential area with the only access to the hall being via a narrow residential street, Meadow Street. The adjoining property to the Hall is a residential property, 4 West View.

There is limited parking associated with the Hall with a small area located to the front of the building. The properties along Meadow Street and West View do not have off street parking and therefore park on the highway.

It is considered that as the immediate surrounding area is residential the removal of the planning condition will detrimentally impact on the neighbours in terms of noise and disturbance. If the hall were to open after 11pm this would attract vehicles and members of the public late in the evening to the detriment of the surrounding neighbouring residents. It is considered that the activity created which will include people talking, car engines revving and general noise as people exit the premises will adversely impact on the neighbours amenities. In addition to this the lack of parking in the vicinity ensures that customers/ visitors to the premises will park close to the residential properties which will lead to noise and disturbance to the detriment of the neighbours amenities.

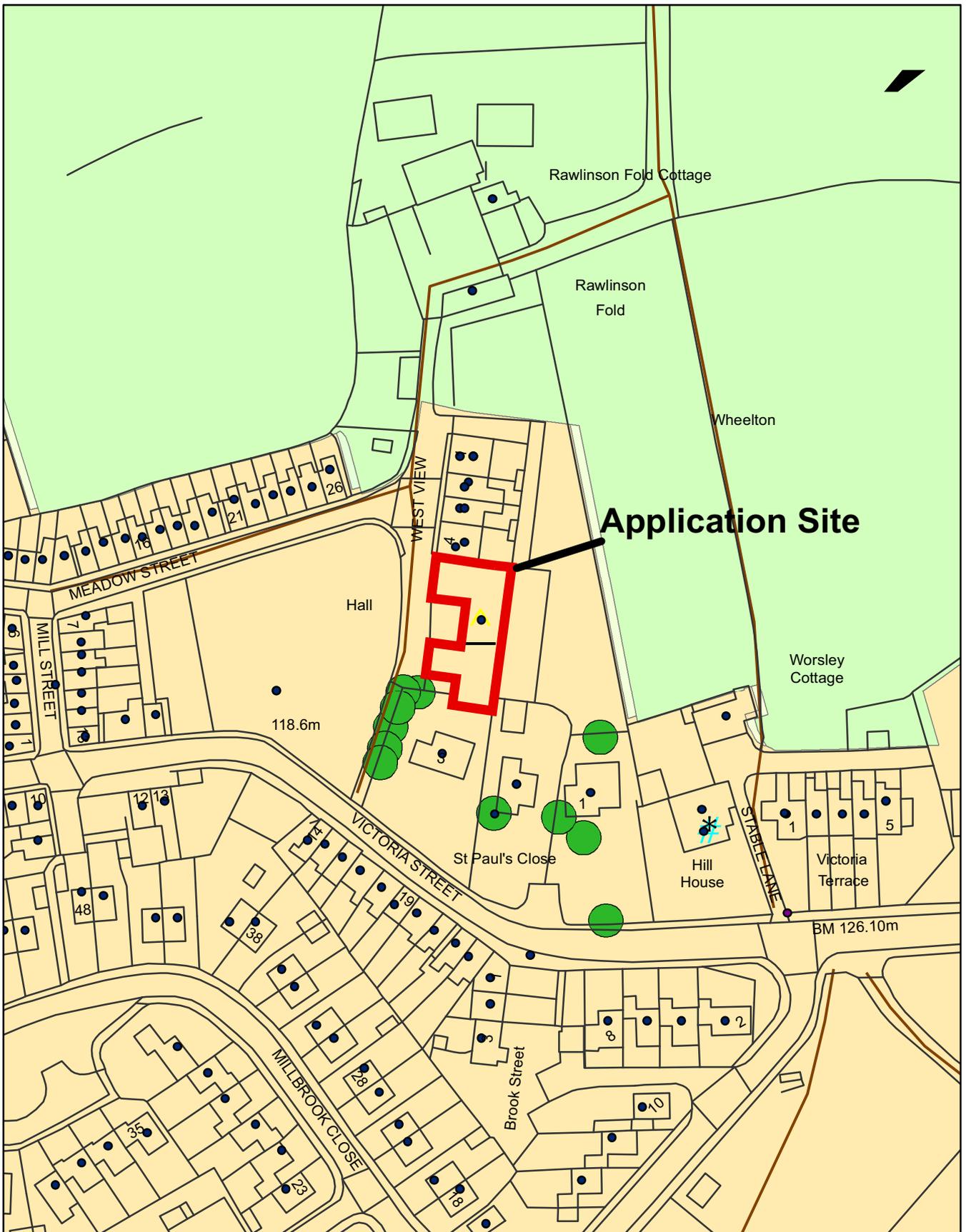
Conclusion

It is considered that current opening hours seek to protect the neighbours amenities by ensuring that the premises does not lead to noise and disturbance late in the evening/ in the early hours of the morning. The removal of this condition will attract people and vehicles to the hall at unsociable hours. It is therefore considered that the removal of the condition will lead to an unacceptable degree of noise and disturbance to the detriment of the neighbours amenities.

Recommendation: Refuse Full Planning Permission**Reasons**

1. The removal of planning condition 2 of planning permission reference 9/83/00453 will result in an increase in activity on and around the site, particularly late at night to the undue detriment of the amenity and quietude of nearby residential occupants. As such the proposal is considered to be contrary to Policies EP20 and PS2 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:
07/00085/FUL

Grid Ref:
E: 360188
N: 421216

Scale:
1:1,250

Agenda Item No.
B. 3

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Item B. 4	07/00088/COU	Permit Full Planning Permission
Case Officer	Miss Helen Green	
Ward	Chorley South East	
Proposal	Proposed change of use from retail to hot food takeaway.	
Location	85 Bolton Street Chorley Lancashire PR7 3AG	
Applicant	Mr H Hassan	
Proposal	<p>This application proposes the change of use of previously retail premises to a hot food takeaway (A5).</p> <p>The premises are located in a block of 7 all of which are in retail or commercial use. The immediate neighbouring properties are currently in operation as 'Cheque Exchange' and 'Impressed Dry Cleaners'. The property at No.95 Bolton Street, on the corner of Bolton Street and Lyons Lane South, is currently operated as a hot food takeaway.</p> <p>The application proposes the installation of an external extraction vent fitted to the rear elevation of the premises. The extraction flue will be fitted to the rear elevation of the property and will extend from ground floor to first floor level with a diameter of 0.3 metres.</p> <p>The first floor of the premises will be used for storage purposes and the provision of male and female toilets. The upper floors in a number of the neighbouring commercial and retail properties appear to be in residential use. To the rear of 85 Bolton Street there are a number of residential properties located on Beacon Street, which are located within an Established Housing Area.</p>	
Policy	GN1 – Settlement Policy SP1/6 – Shopping Centre EP21 – Air Pollution EP20 - Noise	
Planning History	06/01063/COU – Proposed change of use of premises from retail to hot food takeaway - Withdrawn	
Consultations	<p>Environmental Services – The Director of Streetscene, Neighbourhoods and Environment has commented that a similar application was received in 2006 and later withdrawn following extensive consultation with the applicant. In contrast to the previous application, this application appears to be specifically for use as a fish and chip shop as opposed to a general 'hot food takeaway' which could have handled a wide variety of highly aromatic foods.</p> <p>This being the case the extraction fan shown in the application is likely to be adequate to dispel cooking odours from frying equipment and hence reduce the likelihood of odour nuisance</p>	

being caused to residents nearby. If however, an external fan assembly is to be installed, it should be silenced to reduce the level of noise emitted.

Lancashire CC Highways - No comments received at the time of writing report

Parish Council – No comments received

Representations 33 letters of objection have been received from the following addresses:

Bolton Road Post Office, 91-93 Bolton Street
Impressed Dry Cleaners, 87 Bolton Street

Nos. 65a, 77, 81, 83, 89 Bolton Street
Nos. 1, 2, 3, 4, 5, 7, 8, 13, 16, 18, 20, 22 Beacon Street
Nos. 2, 2a, 4, 6, 13, 17, 19, 21, 23, 25, 33, 35 Burlington Street

Objections have been raised on the following grounds:

- Negative impact on residential amenity
- There are 5 or 6 hot food takeaways in less than half a mile on Bolton Street;
- Whilst it is desirable to have more business outlets in the area another fast food outlet is not required;
- Problems with rats;
- Problems with food rubbish;
- Noise and disturbance from deliveries and picking up food orders;
- Lack of privacy;
- Constant smells from the takeaway;
- People parking in the side streets to pick up and eat food;
- Will not encourage more business to the area;
- Rowdy behaviour.

Assessment

The premises are located on Bolton Street, which is a busy road south of Chorley Town Centre. Bolton Street is characterised by predominantly commercial and retail premises with Established Housing Areas located on Beacon Street and Burlington Street.

This application is a resubmission of a previously withdrawn application (06/01063/COU). The previous application was withdrawn pending further information from the applicant. A total of 13 letters of objection were received in response to the previous application.

In dealing with this application the main issues to consider are the impact of the proposal on the residential amenity currently enjoyed by nearby residential property and highway safety/parking.

In relation to the proposed extraction system Environmental Services have been consulted. It is proposed to operate the premises as a Fish and Chip shop and in relation to this Environmental Services are satisfied that the extraction equipment proposed is likely to be adequate in order to dispel cooking odours from the frying equipment. In relation to noise if an external fan is

likely to be installed it should be silenced to reduce the level of noise emitted. The specification of the extraction equipment can be secured by condition.

Although the applicant has stated that the premises will be operated as a Fish and Chip shop initially, an A5 use would allow for the premises to be used as any kind of hot food takeaway without the need for a further application. If in the future the premises were to be used to sell more aromatic foods it is likely that a more sophisticated form of extraction would be required. If this situation did arise the upgrade of the extraction equipment would be controlled under other legislation.

In relation to the proposed external extraction flue the size of the flue has been reduced since the previously withdrawn application. The extraction flue will have a diameter of 0.3 metres and will be situated at the rear of the premises. The flue will extend from the ground floor level of the premises to first floor level. Although the flue will be visible from surrounding residential property the flue will be set within the rear yard area of the premises, as such the flue will not appear as a prominent feature within the streetscene. Due to the position of the flue on the building and the fact that the flue has been reduced in size it is considered that the flue would not be so detrimental to the visual amenity of the area to warrant a refusal of the application on this basis.

There is currently parking provision provided outside the premises, which is restricted during the daytime for 1 hour from Monday to Saturday between 9.00am and 5.00pm after which time there are no parking restrictions. Parking is also provided on the opposite site of Bolton Street which is subject to the same restrictions. It is anticipated that the takeaway will be busiest during the evening when most of the adjacent premises will be closed and there are no parking restrictions on the highway. Given the location of the premises, close to the town centre it is not unreasonable to expect a significant amount of pedestrian and vehicular activity in the evening. Appropriate restrictions can be placed on the opening hours of the premises to protect the amenity of nearby residents. Lancashire County Council Highways have been consulted as part of the application and as yet no comments have been received.

Other issues have been raised by nearby residents relating to overprovision of facilities, rubbish, rodents and noise and disturbance. The first issue is not normally a planning consideration and very little weight can be attached to this argument. In relation to rubbish it is considered that adequate provision can be made for on site refuse storage, providing that rubbish is stored satisfactorily rodents are not considered to be a significant issue. A condition shall be imposed to secure adequate refuse storage. As the operating times of the takeaway will be controlled by condition it is not anticipated that the takeaway will give rise to a significant increase in noise and disturbance at times when nearby residents can expect to enjoy a certain level of peace and quiet. These are also matters, which can be controlled under other legislation.

Conclusion

Taking the above points into account it is considered that the proposed change of use would not be so detrimental to the amenity of nearby residents to warrant a refusal of the application.

Given the location of the premises within Chorley Shopping Centre it is considered that the use of the premises as proposed is appropriate within this area. Due to the location of the premises within the town centre there is adequate parking provision provided for customers visiting the take away. It is therefore recommended that the application be approved.

Recommendation: Permit Full Planning Permission Conditions

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

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

2. The use hereby permitted shall not be open to customers outside of the following hours: 11.00 hours to 22.30 hours daily.

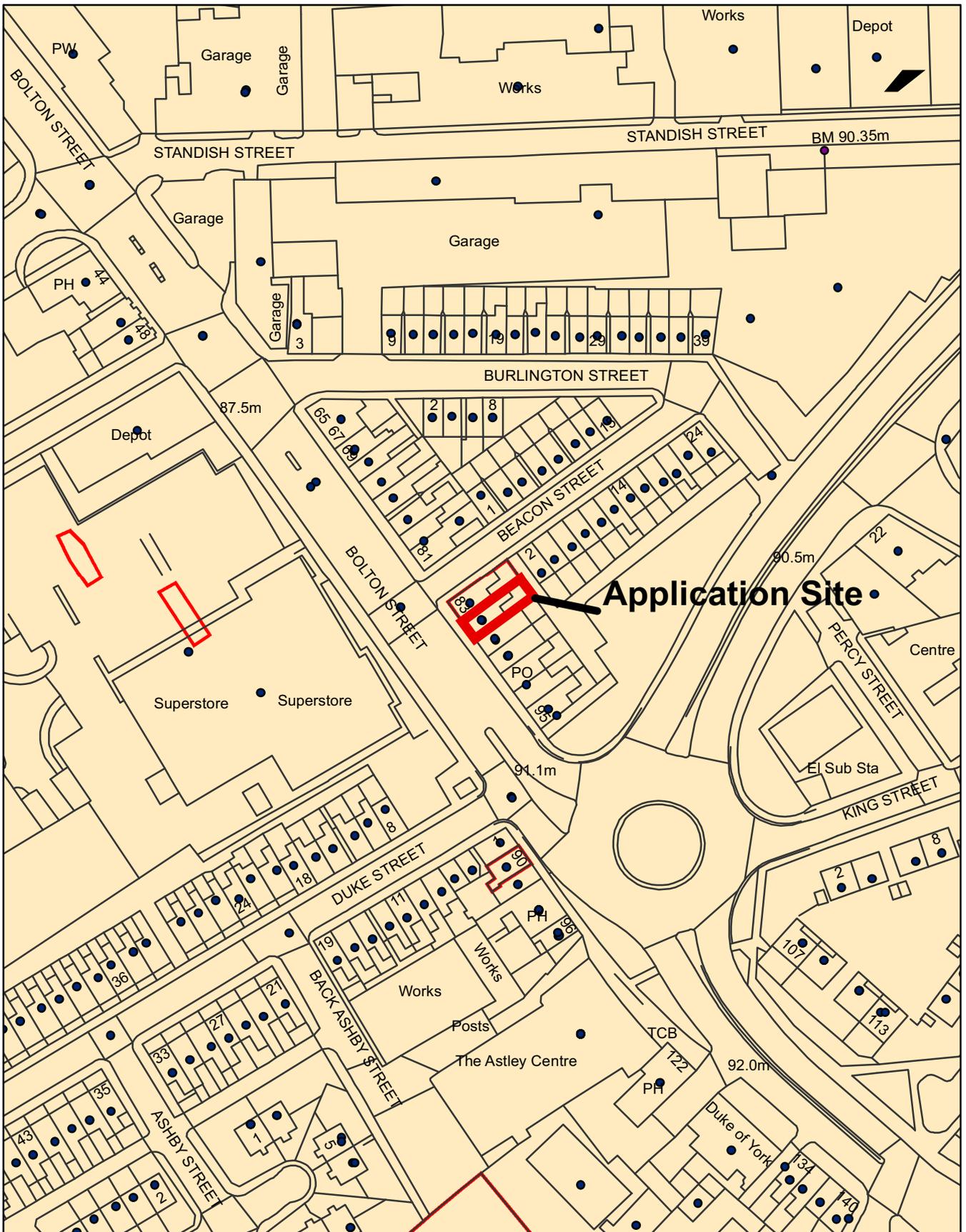
Reason: To protect the amenities of local residents and in accordance with Policy Nos. GN5 and SP6

3. No development shall take place until arrangements for the storage of any waste materials to take place have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of local residents and in accordance with policy Nos. GN5, EP21, SP6

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

Reason: To safeguard the amenities of local residents and to safeguard the character and appearance of the area and in accordance with Policy Nos. GN5, EP21, EP20



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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
07/00088/COU

Grid Ref:
E: 358549
N: 417037

Scale:
1:1,250

Agenda Item No.
B. 4

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Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	13.03.2007

ENFORCEMENT ITEM

CHANGE OF USE OF WOODLAND TO DOMESTIC CURTILAGE THE COACH HOUSE LAKE VIEW CHORLEY ROAD

PURPOSE OF REPORT

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

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

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

BACKGROUND

4. A retrospective planning application, application 06/01382/COU, has been considered at this meeting for the change in use of a strip of land to the rear of, The Coach House, Lake View, Chorley Road, Withnell. The land subject of that application measures 7.3m at its widest point, 2.1m at its narrowest point and 34.2m in length amounting to 112.5 square metres. This land forms part of a woodland area to the rear of the property and all land is within the designated Green Belt. This report is submitted as the application has been recommended for refusal.

POLICY

5. The property lies within the designated Green Belt. Green Belt Policy is set out in PPG 2: Green Belts and is re-stated in Policy DC1 of the Local Plan. Local Plan Policy DC1 states that, within the designated Green Belt, permission for development will not be granted, except in very special circumstances, for development other than in the categories set out in the policy. It is accepted that this use does not fall within any of those categories. Thus, there needs to be very special circumstances to justify a grant of permission. National planning policy on Green Belts is set out in PPG2. This sets out the concept of 'inappropriate' development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt. So, in terms of PPG2, in order to justify permission, there would need to be very special circumstances, which clearly outweigh the harm caused by the development.

ASSESSMENT



6. Planning permission was granted in 1999 for the conversion of this coach house to a residential dwelling, the defined curtilage area to the rear of the property was approved at a distance of 8m from the rear of the property. The application considered by Members at this meeting proposes extending the garden curtilage to the rear of the property into designated Green Belt land. Extensions of garden curtilage that involves the change in use of land designated, as Green Belt does not fall within any of the categories defined within Policy DC1. Therefore, very special circumstances are required to support any such application. No very special circumstances have been forwarded in support of this application therefore; the development proposed is contrary to Policy DC1 of the Local Plan.

COMMENTS OF THE DIRECTOR OF FINANCE

7. No comments.

COMMENTS OF THE DIRECTOR 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 change in use of land that is beyond 8m, when measured from the rear of the dwelling, The Coach House Lake View, Chorley Road, Withnell, from designated Green Belt to domestic curtilage.

(a) Remedy for Breach

- i. Reinstatement of the land to the rear of the property that is beyond 8m, when measured from the rear of the dwelling, to woodland by removing:
- a. All timber decking that has been laid.
 - b. All lighting columns and cabling associated with those lighting columns.
 - c. All retaining walls.
 - d. All plants within the planting bed
 - e. All items of domestic paraphernalia

- (b) Cease use of the land to the rear of the property that is beyond 8m when measured from the rear of the dwelling, as domestic garden area.

(c) Period for Compliance

9 months.

(d) Reason

The development is considered to be harmful to the character and appearance of the Green Belt and very special circumstances have not been submitted in support of the application. The proposal is considered to be contrary to Policy DC1 and advice contained within PPG2: Green Belts.

JANE E MEEK
DIRECTOR OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	28 November 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/00992/FUL	Union Street Offices

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 29 January and 23 February 2007, 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 Jonathan Jacyk against the Development Control's decision to refuse planning permission for rear ground floor extension and part first floor, part two storey side extension at 59 The Asshaws, Heath Charnock, in accordance with the officer's recommendation. (Application No. 06/01218/FUL).

PLANNING APPEALS DISMISSED

- 5 Appeal by Mr J Parkin against the delegated refusal for the erection of a two storey rear extension at 12 Chapel Street, Adlington. (Application No. 06/00338/FUL).
- 6 Appeal by Mr C Hantom against the delegated refusal for Listed Building Consent for the erection of conservatory and single storey extension to garage block and replacement of doors on existing house at School House, Blackburn Old Road, Hoghton. (Application No. 06/00046/LBC).
- 7 Appeal by Mr C Hantom against the delegated refusal for the erection of conservatory and single storey extension to garage block and replacement of doors on existing house at School House, Blackburn Old Road, Hoghton. (Application No. 06/00047/FUL).



PLANNING APPEALS WITHDRAWN

- 8 Appeal by Mr R Darbyshire against the Development Control Committee’s decision to refuse planning permission for retrospective application for erection of agricultural building at Land 260m South West Of Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock, in accordance with officer recommendation. (Application No. 06/00716/FUL).

ENFORCEMENT APPEALS WITHDRAWN

- 9 Appeal by Mr R Darbyshire against Enforcement Notice EN 610 (unauthorized agricultural building at Land 260m South West Of Gardeners Cottage, 83 Rawlinson Lane, Heath Charnock).

RECOMMENDATION

- 10 That the report be noted.

J E MEEK
 DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
	Document	Date	Place of Inspection
4	Letter from Planning Inspectorate	13/2/07	Union Street Offices
5	“	6/2/07	“
6	“	20/2/07	“
7	“	20/2/07	“
8	“	20/2/07	“
9	“	20/2/07	“

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	28/2/07	ADMINREP/REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.03.2007

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application	Recommendation	Location
06/00725/FUL	Permit Full Planning Permission	Rigby House Farm The Common Adlington Chorley PR7 4DP
06/00965/FUL	Permit Full Planning Permission	White Bear Marina Park Road Adlington Chorley Lancashire
06/01187/TPO	Consent for Tree Works	Crosse Hall Farm Crosse Hall Fold Chorley Lancashire PR6 9AN
06/01318/ADV	Advertising Consent	Downshire House Reproductions Abbey Mill Bolton Road Abbey Village Chorley
07/00001/FUL	Permit Full Planning Permission	Ricroft Nurseries Quaker Brook Lane Hoghton Lancashire PR5 0JA
07/00005/TPO	Split Decision	St Josephs Roman Catholic Church Bolton Road Anderton Chorley PR6 9LX
07/00020/TPO	Consent for Tree Works	16 Spring Mews Whittle-le-Woods Chorley Lancashire PR6 8AS
07/00051/TEL	Prior App not reqd - Telecom	Land 50m West Of The Hayrick Wigan Road Clayton-Le-Woods
07/00098/FUL	Permit Full Planning Permission	Land 170m West Of Gelston Dawson Lane Whittle-Le-Woods

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.03.2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 1 February and 23 February 2007

Plan Ref 04/00933/FUL **Date Received** 13.08.2004 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 12.02.2007

Proposal : Extension of existing compound using a concrete post and chainlink fence, and installation of a skid pan mounted Autogas unit,
Location : Coppull Enterprise Centre, Mill Lane, Coppull, Chorley, Lancashire
Applicant: Steven Ball Huyton House, Chorley Road, Blackrod, Bolton, BL6 5LH

Plan Ref 04/01289/CLEUD **Date Received** 11.11.2004 **Decision** Refuse Certificate of Lawfulness Est Use

Ward: Coppull **Date Decided** 12.02.2007

Proposal : Certificate of Lawful Use in respect of an existing use of a compound for storage of bottled gas,
Location : Unit 1 Coppull Enterprise Centre Mill Lane Coppull Lancashire
Applicant: Steven Ball Huyton House, Chorley Road, Blackrod, Bolton, BL6 5LH

Plan Ref 05/00472/FUL **Date Received** 11.05.2005 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 23.02.2007

Proposal : Alterations of first floor premises to provide 6 new flats, erection of ground floor rear extension, formation of railings to rear and creation of 3 residents parking spaces,
Location : 299 - 305 Eaves Lane Chorley Lancashire PR6 0DR
Applicant: Mr J Hall Eaves Lane Chorley Lancashire

Plan Ref 06/00518/LBC **Date Received** 26.04.2006 **Decision** Grant Listed Building Consent

Ward: Brindle And Hoghton **Date Decided** 12.02.2007

Proposal : Listed Building Consent for alterations to kitchen including the removal of internal partition walls and erection of stone chimney breast to house an aga,
Location : Breworth Fold House Breworth Fold Lane Brindle Chorley Lancashire
Applicant: Mr A Whelan Breworth Fold House Breworth Fold Lane Brindle Chorley Lancashire

Plan Ref 06/00835/FUL **Date Received** 24.07.2006 **Decision** Permit retrospective planning permission

Ward: Chorley North East **Date Decided** 12.02.2007

Proposal : Retrospective application for two duct flues and locker to side elevation
Location : Initial Textile Services Botany Brow Chorley Lancashire PR6 0HX
Applicant: Mr R Dawson Initial Textile Services Harpers Lane Chorley Lancashire PR6 0HX

Plan Ref 06/00942/LBC **Date Received** 11.08.2006 **Decision** Refuse Listed Building Consent

Ward: Lostock **Date Decided** 20.02.2007

Proposal : Listed Building Consent for the re-location of existing K6 telephone kiosk,
Location : K6 Telephone Kiosk Outside Number 1 Town Road Croston
Applicant: BT Payphones PO Box 1105 Freepost LV 7117 Liverpool L73 4BT

Plan Ref 06/01025/TPO **Date Received** 01.09.2006 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods North **Date Decided** 12.02.2007

Proposal : Felling of one oak tree and crown reduction of one ash tree covered by TPO 2 (Clayton Le Woods) 1994,
Location : 4 Mallards Walk Bamber Bridge Preston PR5 6AY
Applicant: Mrs J Gallery 12 Summerfield Close Walton Park Preston PR5 4NP

Plan Ref 06/01016/FUL **Date Received** 05.09.2006 **Decision** Application Withdrawn

Ward: Eccleston And Mawdesley **Date Decided** 05.02.2007

Proposal : Erection of rear conservatory,
Location : 226 The Green Eccleston Lancashire PR7 5SU
Applicant: Mr D Lawson 226 The Green Eccleston Lancashire PR7 5SU

Plan Ref 06/01030/TPO **Date Received** 11.09.2006 **Decision** Application Withdrawn
Ward: Clayton-le-Woods North **Date Decided** 23.02.2007

Proposal : Crown lift, crown thin and deadwood oak tree covered by TPO 1 (Clayton Le Woods) 1984,
Location : 17 Mallards Walk Bamber Bridge Preston PR5 6AY
Applicant: Mrs A McVicker 17 Mallards Walk Bamber Bridge Preston PR5 6AY

Plan Ref 06/01048/FUL **Date Received** 18.09.2006 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 02.02.2007

Proposal : Single storey rear extension and loft conversion.
Location : 11A Westhead Road Croston Leyland PR26 9RQ
Applicant: Tony Short 11A Westhead Road Croston Leyland PR26 9RQ

Plan Ref 06/01138/COU **Date Received** 05.10.2006 **Decision** Permit retrospective planning permission
Ward: Brindle And Hoghton **Date Decided** 08.02.2007

Proposal : Retrospective application for the change of use of land to form extension to approved golf course,
Location : Land 80m North Of Hill Top Farm Bury Lane Withnell Chorley PR6 8BH
Applicant: Mr C Downes Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

Plan Ref 06/01140/FUL **Date Received** 05.10.2006 **Decision** Application Withdrawn
Ward: Chorley South East **Date Decided** 23.02.2007

Proposal : The siting of a temporary portacabin on the carpark adjacent to the Community Centre for approximatley 24 months
Location : Chorley Community Centre Railway Street Chorley PR7 2TZ
Applicant: South Lancashire Arts Parnership 37 Steeley Lane Chorley PR6 0RJ

Plan Ref 06/01142/FUL **Date Received** 10.10.2006 **Decision** Refuse Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 16.02.2007

Proposal : Conservatory/porch to the front and a conservatory to the side
Location : Bancroft Cottage Higher Simpson Fold Wheelton Chorley Lancashire
Applicant: Mr & Mrs James C/O Agent

Plan Ref 06/01149/FUL **Date Received** 11.10.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.02.2007

Proposal : Single storey side elevation and rear conservatory.
Location : Hawthorns Meadow Lane Mawdesley Ormskirk L40 2QA
Applicant: Mr And Mrs J Eggesden Hawthorns Meadow Lane Mawdesley Ormskirk L40 2QA

Plan Ref 06/01178/FUL **Date Received** 18.10.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 16.02.2007

Proposal : Proposal to convert property to 2 no. two residential dwellings.
Location : 4 - 6 Haweswater Avenue Chorley PR7 2JD
Applicant: A Rodden - MA Tyrer 85 Bolton Road Ashton-in- Makerfield Wigan WN4 8AD

Plan Ref 06/01189/FUL **Date Received** 23.10.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 08.02.2007

Proposal : Proposed double garage for two properties
Location : Weldbank Mill Saville Street Chorley PR7 3JB
Applicant: J B Loughlin (Building Contractors) Ltd Unit 41 Highfield Industrial Estate North Street Chorley

Plan Ref 06/01202/TPO **Date Received** 24.10.2006 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 23.02.2007

Proposal : Pruning of Poplar Tree covered by TPO 3 (Euxton) 1995,
Location : Moores Farm Lyncote Euxton Lane Euxton Lancashire
Applicant: Mr E Pugh 6 Orchard Close Euxton Chorley PR7 6LU

Plan Ref 06/01185/COU **Date Received** 25.10.2006 **Decision** Application Withdrawn

Ward: Wheelton And Withnell **Date Decided** 21.02.2007

Proposal : To create a hardstanding area for maintenance vehicles and temporary storage
Location : Part Of Stocks House Farm Blackburn Road Higher Wheelton Wheelton Lancashire
Applicant: Mr & Mrs Foster 7 Apple Tree Close Euxton Chorley PR7 6LN

Plan Ref 06/01209/FUL **Date Received** 25.10.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 21.02.2007

Proposal : Demolish existing detached garage and erect new detached garage
Location : 55 Bournes Row Brindle Preston PR5 0DR
Applicant: Mr P B Cook 55 Bournes Row Brindle Preston PR5 0DR

Plan Ref 06/01211/FUL **Date Received** 26.10.2006 **Decision** Application Withdrawn

Ward: Clayton-le-Woods North **Date Decided** 14.02.2007

Proposal : Single storey rear extension and side garage.
Location : Oakmount Sheep Hill Brow Clayton-Le-Woods Chorley PR6 7ES
Applicant: Mr And Mrs Tracey Oakmount Sheep Hill Brow Clayton-Le-Woods Chorley

Plan Ref 06/01222/COU **Date Received** 31.10.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 02.02.2007

Proposal : Change of use back to a single residential unit
Location : Pre School Centre 25 Water Street Chorley Lancashire PR7 1EE
Applicant: Gary Jones Lancashire County Council Property Group Estates PO Box 26, County Hall, Preston, Lancashire, PR1 8RE

Plan Ref 06/01250/FUL **Date Received** 08.11.2006 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.02.2007

Proposal : Erection of first floor extension to rear, single storey side extension and single storey porch to front,
Location : 59 Manor Road Clayton-Le-Woods Chorley PR6 7JR
Applicant: Mr P Brown 59 Manor Road Clayton-Le-Woods Chorley PR6 7JR

Plan Ref 06/01266/FUL **Date Received** 14.11.2006 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 05.02.2007

Proposal : Erection of single storey side extension to provide two new consultancy rooms,
Location : Euxton Medical Centre St Marys Gate Euxton Chorley PR7 6AH
Applicant: Dr Lord & Dr Letch Euxton Medical Centre St Marys Gate Euxton Chorley PR7 6AH

Plan Ref 06/01256/COU **Date Received** 15.11.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 07.02.2007

Proposal : Proposed storage and retail use (0.23ha) of the existing Astley Centre Bolton Street to consist of retail and storage units (Use Classes A1, A3, B8 and D1) on the ground floor with storage units (B8) on the upper floors

Location : Astley Centre Bolton Street Chorley Lancashire PR7 3DX

Applicant: The Store Room Ltd Head Office, 16 Bellcast Close, Appleton, Cheshire, WA4 5SA

Plan Ref 06/01289/FULMAJ **Date Received** 16.11.2006 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 14.02.2007

Proposal : Proposed demolition of existing motorway amenity services building and construction of new replacement building and new fuel filling station on footprint 10m south of demolished building

Location : Bolton West Motorway Service Area Northbound Greenlands Lane Anderton Lancashire BL6 6TB

Applicant: First Motorway Services Ltd Head Office M4 Service Area, Magor, Caldicot, Monmouthshire, NP26 3YR

Plan Ref 06/01304/REMMAJ **Date Received** 27.11.2006 **Decision** Approve Reserved Matters

Ward: Astley And Buckshaw **Date Decided** 14.02.2007

Proposal : Erection of buildings and associated works for employment development within Use Classes B1, B2 and B8 (Site Area 4.69 Ha),

Location : Plot 4300 Buckshaw Avenue Buckshaw Village Euxton Lancashire

Applicant: Helios (Industrial Developments) Ltd C/o Agent

Plan Ref 06/01307/REMMAJ **Date Received** 27.11.2006 **Decision** Approve Reserved Matters

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 14.02.2007

Proposal : Erection of 66 apartments and town houses with associated roads, sewers, garaging and landscaping,

Location : Parcel H Buckshaw Village Euxton Lane Euxton Lancashire

Applicant: Mr G Baldwin Redrow House 14 Eaton Avenue Buckshaw Village Chorley Lancashire PR7 7NA

Plan Ref 06/01299/FUL **Date Received** 30.11.2006 **Decision** Permit retrospective planning permission

Ward: Chorley North East **Date Decided** 21.02.2007

Proposal : Retrospective application for the erection of a single and two storey rear extension.
Location : 274 Eaves Lane Chorley PR6 0DZ
Applicant: Mr & Mrs Harding 274 Eaves Lane Chorley PR6 0DZ

Plan Ref 06/01310/FUL **Date Received** 30.11.2006 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.02.2007

Proposal : Erection of storage barn and stable block (with ten stables and tack room)
Location : Land 130m North Of Barretts Farm Salt Pit Lane Mawdesley
Applicant: Messers R And A Johnson 28 Pemberton Road Winstanley Wigan WN3 6DA

Plan Ref 06/01351/FUL **Date Received** 30.11.2006 **Decision** Application Withdrawn

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 12.02.2007

Proposal : Installation of all weather pitch and multi-use games area (MUGA), installation of floodlights to pitches and installation of fencing to pitches
Location : Land 170m West Of Gelston Dawson Lane Whittle-Le-Woods
Applicant: Redrow Homes (Lancashire) Ltd Redrow House, 14 Eaton Avenue, Matrix Office Park, Chorley, PR7 7NA

Plan Ref 06/01321/TPO **Date Received** 01.12.2006 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 01.02.2007

Proposal : Felling of Sycamore tree covered by TPO 13 (Whittle-Le-Woods) 1992,
Location : 19 The Ridings Whittle-Le-Woods Chorley PR6 7QH
Applicant: K Mullett 19 The Ridings Whittle-Le-Woods Chorley PR6 7QH

Plan Ref 06/01317/COU **Date Received** 04.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 01.02.2007

Proposal : Change of use of premises from retail to cafeteria.
Location : 84 Market Street Chorley PR7 2SF
Applicant: Mr Kamran Hedayati 16 Stratford Close Farnworth Bolton BL40LZ

Plan Ref 06/01326/FUL **Date Received** 05.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.02.2007

Proposal : Rear conservatory

Location : Clear View Blue Stone Lane Mawdesley Ormskirk L40 2RH

Applicant: Mr Radford Clear View Blue Stone Lane Mawdesley Ormskirk L40 2RH

Plan Ref 06/01336/COU **Date Received** 05.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 01.02.2007

Proposal : Change of use from trade counter and industrial unit to gymnasium,

Location : Vacant Unit Cottam Street Chorley

Applicant: Mr Addison & Mr Ramsbottom C/o Agent

Plan Ref 06/01328/FUL **Date Received** 06.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 13.02.2007

Proposal : Proposed extension to 2 no Junior classrooms and the creation of an ITC facility. external covered walkway and internal alterations.

Location : St Gregorys RC Primary School Eaves Green Road Chorley PR7 3QG

Applicant: The School Governors St Gregorys RC Primary School Eaves Green Road Chorley PR7 3QG

Plan Ref 06/01337/FUL **Date Received** 06.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.02.2007

Proposal : New security roller shutter screens to shopfronts of service station.

Location : 218 The Green Eccleston Lancashire PR7 5SU

Applicant: Mr E Ishmail 27 Walnut Street Bolton BL1 8LN

Plan Ref 06/01347/FUL **Date Received** 06.12.2006 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 08.02.2007

Proposal : Front porch

Location : 18 Studfold Astley Village Chorley Lancashire PR7 1UB

Applicant: Mrs K Brain 18 Studfold Astley Village Chorley Lancashire PR7 1UB

Plan Ref 06/01350/FUL **Date Received** 06.12.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 01.02.2007

Proposal : Two storey side extension to children's day nursery to provide kitchen facilities with office accommodation over,

Location : Lilliput Day Nursery Hillcrest 33 Town Lane Whittle-Le-Woods Chorley

Applicant: Mr And Mrs Robinson Lilliput Day Nursery Hillcrest 33 Town Lane Whittle-Le-Woods Chorley PR6 7DJ

Plan Ref 06/01352/FUL **Date Received** 07.12.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 13.02.2007

Proposal : Demolition of dwelling and erection of offices

Location : 2 Mill Lane Whittle-Le-Woods Chorley PR6 7LX

Applicant: Mr J Smith 4 Mill Lane Whittle-le-Woods Chorley PR6 7LX

Plan Ref 06/01356/FUL **Date Received** 07.12.2006 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 01.02.2007

Proposal : Rebuild of part ground floor of detached garage and extend the roof space to form games room

Location : Charnock Grange Preston Road Charnock Richard Lancashire PR7 5LH

Applicant: Mr M Abbas Charnock Grange Preston Road Charnock Richard Lancashire

Plan Ref 06/01365/FUL **Date Received** 08.12.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 02.02.2007

Proposal : Erection of single storey rear lean-to extension,

Location : 24 Waterford Close Heath Charnock Chorley Lancashire PR6 9JQ

Applicant: Claire Farr 24 Waterford Close Heath Charnock Chorley Lancashire PR6 9JQ

Plan Ref 06/01358/FUL **Date Received** 11.12.2006 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 02.02.2007

Proposal : Replace front single glazed georgian style windows with hardwood double glazed 4 pane sash windows
Location : 2 Withnell Fold Withnell Chorley PR6 8BA
Applicant: Dr N Ball 2 Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 06/01361/FUL **Date Received** 11.12.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 02.02.2007

Proposal : Amendments to application 06/00057/FUL consisting of new window in gable end and increase in ground floor rear extension by 3000mm.
Location : 9 Grange Drive Coppull Lancashire PR7 5FG
Applicant: Mr And Mrs S Holland 9 Grange Drive Coppull Lancashire PR7 5FG

Plan Ref 06/01367/FUL **Date Received** 11.12.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 02.02.2007

Proposal : Erection of two storey and single storey extensions to side and rear,
Location : 155 Chorley Road Heath Charnock Lancashire PR6 9JL
Applicant: Mr & Mrs J Dale 155 Chorley Road Heath Charnock Lancashire PR6 9JL

Plan Ref 06/01370/FUL **Date Received** 11.12.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 02.02.2007

Proposal : Erection of single storey rear extension,
Location : 20 The Foxwood Charnock Richard Chorley PR7 5JQ
Applicant: Mr & Mrs A Leigh 20 The Foxwood Charnock Richard Chorley PR7 5JQ

Plan Ref 06/01362/FUL **Date Received** 12.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 02.02.2007

Proposal : Conversion of garage to living area and extension of existing front porch.
Location : 26 Ashtrees Mawdesley Ormskirk L40 2RN
Applicant: Mr And Mrs Marsden 26 Ashtrees Mawdesley Ormskirk L40 2RN

Plan Ref 06/01363/FUL **Date Received** 13.12.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 05.02.2007

Proposal : Single storey side extension and pitched roof over existing attached garage.

Location : 16 Fowler Close Hoghton Preston PR5 0DS

Applicant: Mr And Mrs I Leigh 16 Fowler Close Hoghton Preston PR5 0DS

Plan Ref 06/01372/FUL **Date Received** 13.12.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 05.02.2007

Proposal : Erection of rear conservatory,

Location : 12 Lancashire Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire

Applicant: Mr Melling & Miss Cunliffe 12 Lancashire Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7BJ

Plan Ref 06/01375/FUL **Date Received** 13.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 05.02.2007

Proposal : Erection of two storey rear extension,

Location : 15 Cottage Fields Chorley PR7 3QE

Applicant: Mr & Mrs Baines 15 Cottage Fields Chorley PR7 3QE

Plan Ref 06/01354/FUL **Date Received** 14.12.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley South West **Date Decided** 12.02.2007

Proposal : Single storey and two storey front extensions, two storey side and rear extension, rear two storey extensions, pitched roof over existing flat roof at rear, new carparking and access and boundary walls,

Location : Coniston House Coniston Road Chorley PR7 2JA

Applicant: Roche Care Homes Ltd 75-77 Drake Street, Rochdale

Plan Ref 06/01364/FUL **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.02.2007

Proposal : Rear conservatory.

Location : 26 Lostock Road Croston Leyland PR26 9HT

Applicant: Mr And Mrs Taylor 26 Lostock Road Croston Leyland PR26 9HT

Plan Ref 06/01368/FUL **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.02.2007

Proposal : Single storey side extension (porch).
Location : 2 School Lane Mawdesley Ormskirk L40 3TG
Applicant: Mr And Mrs Mallows 2 School Lane Mawdesley Ormskirk L40 3TG

Plan Ref 06/01376/FUL **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.02.2007

Proposal : Demolition of existing car port and erection of garage to side with room over and balcony at rear,
Location : Hillcrest Bradshaw Lane Mawdesley Ormskirk L40 3SE
Applicant: Mr Paterson & Ms Scott Hillcrest Bradshaw Lane Mawdesley Ormskirk L40 3SE

Plan Ref 06/01378/FUL **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.02.2007

Proposal : Erection of rear conservatory,
Location : 8 Keats Close Eccleston Chorley PR7 5PF
Applicant: Mr & Mrs Cooper 8 Keats Close Eccleston Chorley PR7 5PF

Plan Ref 06/01385/FUL **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 22.02.2007

Proposal : Installation of a (ATM) cash machine
Location : 301 Eaves Lane Chorley PR6 0DR
Applicant: Alliance And Leicester PLC Carlton Park, Narborough, Leicester, LE19 0AL

Plan Ref 06/01386/LBC **Date Received** 14.12.2006 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 05.02.2007

Proposal : Removal of dilapidated fencing and rebuilding new
Location : Johnson Hillock Locks Kenyon Lane Heapey
Applicant: Andrew Tegg British Waterways, Waterside House, Waterside Drive, Wigan.

Plan Ref 06/01388/COU **Date Received** 14.12.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.02.2007

Proposal : Change of use of former wool shop to residential dwelling with external alterations,
Location : 305 The Green Eccleston Lancashire PR7 5TJ
Applicant: Mr A Proudlove & Mrs R Royster 40 Lawrence Lane Eccleston Chorley PR7 5SJ

Plan Ref 06/01398/FUL **Date Received** 18.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 09.02.2007

Proposal : Proposed erection of two storey arts and resource centre.
Location : St Michaels Church Of England High School Astley Road Chorley PR7 1RS
Applicant: The School Governors St Michaels Church Of England High School Astley Road Chorley PR7 1RS

Plan Ref 06/01373/FUL **Date Received** 19.12.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.02.2007

Proposal : Erection of agricultural building,
Location : Land 260m South West Of Gardeners Cottage 83 Rawlinson Lane Heath Charnock
Applicant: Mr R Darbyshire Gardners Cottage Rawlinson Lane Heath Charnock Chorley

Plan Ref 06/01389/FUL **Date Received** 19.12.2006 **Decision** Application Withdrawn

Ward: Euxton South **Date Decided** 20.02.2007

Proposal : Erection of first floor rear extension and formation of dormers to front,
Location : 64 Kingsway Euxton Chorley PR7 6PP
Applicant: Mr & Mrs Dilworth 64 Kingsway Euxton Chorley PR7 6PP

Plan Ref 06/01383/FUL **Date Received** 20.12.2006 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 12.02.2007

Proposal : First floor rear extension with two rear dormers.
Location : 9 Tormore Close Heapey Chorley PR6 9BP
Applicant: Mr And Mrs Green 9 Tormore Close Heapey Chorley PR6 9BP

Plan Ref 06/01393/FUL **Date Received** 20.12.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 13.02.2007

Proposal : Erection of two storey side extension,
Location : 34 Carr Field Bamber Bridge Preston PR5 8BS
Applicant: Mr & Mrs Khan 34 Carr Field Bamber Bridge Preston PR5 8BS

Plan Ref 06/01394/FUL **Date Received** 21.12.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 08.02.2007

Proposal : Erection of two storey and single storey rear extension,
Location : 356 - 358 Spendmore Lane Coppull Chorley PR7 5DH
Applicant: Have Your Cake And Eat It C/o Agent

Plan Ref 06/01395/FUL **Date Received** 21.12.2006 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 05.02.2007

Proposal : Single storey side extension (Re-submission)
Location : 105 Chapel Lane Hoghton Preston PR5 0RY
Applicant: Mr D Potter 105 Chapel Lane Hoghton Preston PR5 0RY

Plan Ref 06/01401/FUL **Date Received** 21.12.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 15.02.2007

Proposal : Single storey rear extension, new window in east elevation and insertion of roof light in rear elevation to serve room in roof space.
Location : The Iron Barn South Road Bretherton Leyland PR26 9AJ
Applicant: Mr N Berry And Ms A Wood Firbank Wodhart Lane Ecclestone PR7 5TB

Plan Ref 06/01402/FUL **Date Received** 21.12.2006 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 01.02.2007

Proposal : First floor extension over existing flat roof to create 2 no. new consulting rooms.
Location : Regent House Surgery 21 Regent Road Chorley PR7 2DH
Applicant: Regent House Surgery Regent House Surgery 21 Regent Road Chorley PR7 2DH

Plan Ref 06/01407/COU **Date Received** 21.12.2006 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 15.02.2007

Proposal : Change of use of a single residential dwelling to student accommodation
Location : 65 Stump Lane Chorley PR6 0AL
Applicant: Mr E Joynt Rawlinson House 3 Mercer Court Heath Charnock Chorley Lancashire

Plan Ref 06/01409/OUT **Date Received** 21.12.2006 **Decision** Application Withdrawn

Ward: **Date Decided** 15.02.2007

Proposal : Erection of 2 No. detached dwellings
Location : Land 50m South Of 3 Mercer Court Heath Charnock Lancashire
Applicant: Mr E Joynt Swansey Garage 350 Preston Road Clayton-Le-Woods Chorley

Plan Ref 06/01403/FUL **Date Received** 22.12.2006 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.02.2007

Proposal : Demolition of existing conservatory, erection of single storey rear extension and formation of pitched roofs to rear
Location : 4 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD
Applicant: Mr & Mrs Burns 4 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD

Plan Ref 06/01404/TEL **Date Received** 22.12.2006 **Decision** Prior App not reqd - Telecom

Ward: Chorley South West **Date Decided** 13.02.2007

Proposal : Prior notification of siting of telecommunications equipment consisting of 12.5 metre mast, 3 antennas, 1 dish and radio equipment housing.
Location : Land 55m SE Of The Minstrel Public House Lower Burgh Way Chorley Lancashire
Applicant: Hutchison 3G (UK) Ltd C/o Agent

Plan Ref 06/01408/FUL **Date Received** 02.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 21.02.2007

Proposal : Rear conservatory
Location : 34 Grey Heights View Chorley PR6 0TN
Applicant: Mr & Mrs Ward 34 Grey Heights View Chorley PR6 0TN

Plan Ref 07/00006/FUL **Date Received** 02.01.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 21.02.2007

Proposal : Regrading of forecourt and construction of a disabled access ramp
Location : 209 - 211 Spendmore Lane Coppull Chorley PR7 5BY
Applicant: Lloyds Pharmacy Sapphire Court, Walsgrave Triangle, Coventry, CV2 4GU

Plan Ref 07/00004/FUL **Date Received** 03.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 23.02.2007

Proposal : Single storey side extensions.
Location : Innisfree Burgh Lane Chorley PR7 3NP
Applicant: Mr And Mrs T Voss Innesfree Burgh Lane Chorley

Plan Ref 07/00018/FUL **Date Received** 04.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.02.2007

Proposal : Single storey rear extension
Location : 2 Juniper Croft Clayton-Le-Woods Chorley PR6 7UF
Applicant: Mr & Mrs A Taleb-Berdiab 2 Juniper Croft Clayton-Le-Woods Chorley PR6 7UF

Plan Ref 07/00010/FUL **Date Received** 05.01.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.02.2007

Proposal : Rear conservatory
Location : 80 The Hawthorns Eccleston Chorley PR7 5QW
Applicant: Mr And Mrs Tickle 80 The Hawthorns Eccleston Chorley PR7 5QW

Plan Ref 07/00011/FUL **Date Received** 05.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.02.2007

Proposal : Single storey side extension.
Location : 137 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB
Applicant: Mr M Fellows 137 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB

Plan Ref 07/00033/NLA **Date Received** 11.01.2007 **Decision** Object to
NLA
consultatio
n

Ward: **Date Decided** 07.02.2007

Proposal : Three storey office development (Class B1), formation of vehicle access and associated car parking,
Location : Plot 1500 Matrix Park Buckshaw Village
Applicant: Redrow Commercial Developments Ltd 12 Eaton Avenue Matrix Park Buckshaw Village Chorley PR7 7NA

Plan Ref 07/00021/AGR **Date Received** 12.01.2007 **Decision** Prior App
required -
Agr

Ward: Chisnall **Date Decided** 05.02.2007

Proposal : Erection of replacement barn,
Location : Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA
Applicant: GPS (NW) Ltd Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA

Plan Ref 07/00035/CTY **Date Received** 12.01.2007 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Chorley North **Date Decided** 02.02.2007
West

Proposal : Erection of single storey extension to provide secure entrance/lobby area touchdown zone and enlarge reception
Location : The Woodlands Centre Southport Road Chorley PR7 1NT
Applicant: Children And Young People Directorate And The Woodland Centr PO Box 26 County Hall Preston PR1 1QR

Plan Ref 07/00036/CTY **Date Received** 16.01.2007 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Chorley South **Date Decided** 22.02.2007
East

Proposal : Demolition of some of the existing buildings erection of new single storey key stage 1 and the nursery accommodation remodeling the existing school to provide a childrens centre and to improve the entrance to Duke Street provision of temporary classrooms and toilets during the construction period
Location : Duke Street County Primary School Duke Street Chorley
Applicant: Director Of Children & Young People Lancashire County Council, PO Box 61, County Hall, Preston, PR1 8RJ

Plan Ref 07/00050/NLA **Date Received** 16.01.2007 **Decision** No objection to NLA consultation

Ward: **Date Decided** 07.02.2007

Proposal : Substitution of apartment types to plots 34-57 approved under Planning Permission 07/2005/1034,

Location : Land 75 North West Of Worden Brook Close Buckshaw Village

Applicant: Barratt Manchester Worrall House 683 Chester Road Manchester M16 0QS

Plan Ref 07/00059/AGR **Date Received** 22.01.2007 **Decision** Prior App not required - Agr

Ward: Brindle And Hoghton **Date Decided** 13.02.2007

Proposal : Agricultural prior notification for agricultural storage building

Location : Crook Heights Farm Bury Lane Withnell Chorley PR6 8SN

Applicant: Mr & Mr D Pye Crook Heights Farm Bury Lane Withnell Chorley PR6 8SN
