

# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 3rd April 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.

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## Chief Executive's Office

Please ask for: Dianne Scambler  
Direct Dial: (01257) 515034  
E-mail address: [dianne.scambler@chorley.gov.uk](mailto:dianne.scambler@chorley.gov.uk)  
Date: 23 March 2007

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**Chief Executive:** Donna Hall

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

## DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 3RD APRIL 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, 3rd April 2007 at 6.30 pm.

### A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 8)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 13 March 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 9 - 10)**

Table (enclosed)

5. **A1:06/01371/FULMAJ - Vale Works, Star Lane, Horwich, Bolton (Pages 11 - 18)**

Report of the Director of Development and Regeneration (enclosed)

6. **A2:07/00244/FULMAJ - Parcel 7, Land 30m South of Main Street, Buckshaw Village, Euxton (Pages 19 - 28)**

Report of the Director of Development and Regeneration (enclosed)

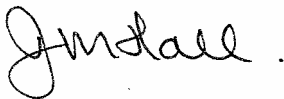
7. **B1:06/01297/ADV - Aldi Supermarket, Harpers Lane, Chorley (Pages 29 - 34)**

Report of the Director of Development and Regeneration (enclosed)

Continued....

8. **B2:07/00075/FUL - 41, Wray Crescent, Ulmes Walton, Leyland** (Pages 35 - 42)  
Report of the Director of Development and Regeneration (enclosed)
9. **B3:07/00108/OUT - Land 30m North West of The Gables, 88, Station Road, Croston** (Pages 43 - 50)  
Report of the Director of Development and Regeneration (enclosed)
10. **B4:07/00156/COU - 2, Lawrence Lane, Eccleston, Chorley** (Pages 51 - 58)  
Report of the Director of Development and Regeneration (enclosed)
11. **Enforcement Report - Aldi Supermarket, Harpers Lane, Chorley** (Pages 59 - 60)  
Report of the Director of Development and Regeneration (enclosed)
12. **Enforcement Report - 41 Wray Crescent, Ulmes Walton, Leyland** (Pages 61 - 64)  
Report of the Director of Development and Regeneration (enclosed)
13. **Planning Appeals and Decisions - Notification** (Pages 65 - 66)  
Report of the Director of Development and Regeneration (enclosed)
14. **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 67 - 68)  
Table (enclosed)
15. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 26 February and 20 March 2007** (Pages 69 - 88)  
Schedule (enclosed)
16. **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 March 2007**

**Present:** Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Francis Culshaw, Alan Cain, Henry Caunce, Dennis Edgerley, Daniel Gee, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell and Shaun Smith

**Officers:** Wendy Gudger (Development Control Manager), Caron Taylor (Planning Officer), Rosaleen Brown (Senior Solicitor) and Dianne Scambler (Trainee Democratic Services Officer)

**Also in attendance:** Councillor Thomas McGowan (Chorley South East)

**07.DC.24 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Thomas Bedford, Eric Bell, Roy Lees, Chris Snow and Ralph Snape

**07.DC.25 MINUTES**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 13 February 2007 be confirmed as a correct record and signed by the Chair.**

**07.DC.26 DECLARATIONS OF ANY INTERESTS**

No declarations of interest were declared.

**07.DC.27 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) B4:07/00088/COU - 85, Bolton Street, Chorley**

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

Application No: 07/00088/COU  
Proposal: Proposed change of use from retail to hot food takeaway  
Location: 85, Bolton Street, Chorley  
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (6:2) to refuse planning permission for the following reason:**

**1. The proposed development by virtue of its location in close proximity to residential properties in particular Beacon Street is likely to result in noise and disturbance to such a degree that it would be detrimental to nearby residential**

amenity and this is contrary to policy EP20 of the Adopted Chorley Borough Local Plan Review.

**(b) B3:07/00085/FUL - Heapey & Wheelton Village Hall, West View, Wheelton**

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

Application No: 07/0085/FUL  
 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 and Wheelton Village Hall, West View, Wheelton  
 Decision:  
 It was proposed by Councillor Edgerley, seconded by Councillor June Molyneaux, and subsequently **RESOLVED (8:1) to defer the decision to allow further dialogue to take place.**

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

Application No: 05/00394/OUTMAJ  
 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 Canal, Millennium Way, Chorley  
 Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Danny Gee, and subsequently **RESOLVED (9:0) to grant planning permission subject to a Section 106 Agreement and the following 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:**

<b>Plan Ref:</b>	<b>Received On:</b>	<b>Title:</b>
NN03-PLO9 Rev I	5 <sup>th</sup> January 2007	Masterplan
NN03-PL01 Rev A	5 <sup>th</sup> 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.***

**(d) B1:06/01382/COU - The Coach House, Chorley Road, Withnell**

Application No: 06/01382/COU  
 Proposal: Change of use of existing woodland area to domestic curtilage  
 Location: The Coach House, Chorley Road, Withnell, Chorley  
 Decision:  
 The application was withdrawn.

**(e) B2:07/00038/COU - 18, Seymour Street, Chorley**

Application No: 07/00038/COU  
 Proposal: Proposed conversion of existing shop into residential accommodation, comprising of 2 No. two bedroom apartments  
 Location: 18 Seymour Street, Chorley  
 Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Geoff Russell, and subsequently **RESOLVED (8:1) to grant planning permission subject to a legal agreement the following conditions:**

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

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

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

Plan Ref.	Received On:	Title:
	14 <sup>th</sup> February 2007	Site Location Plan
Pilkington/02 Elevations	5 <sup>th</sup> February 2007	Proposed Plans and
Pilkington/01	5 <sup>th</sup> 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.***

**07.DC.28 SITE INSPECTION SUB-COMMITTEE**

The Committee received the minutes of the meeting of the Site Inspection Sub-Committee held on Monday 12 March 2007.

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

Planning application 06/01357/FUL had sought permission to retain a timber shed to the east of an existing block of 5 stables on land off Heapey Road, Heapey, Chorley. The Sub-Committee, after taking all the factors into account, recommended the Development Control Committee to grant permission for the retrospective proposal.

It was proposed by Councillor Danny Gee, seconded by Councillor David Dickinson, and subsequently **RESOLVED (9:0) to grant planning permission subject to the following conditions:**

1.The timber shed hereby permitted shall only be used for purposes ancillary to the existing stables and for the storage of associated equipment and feed only and, in particular, shall not be used for any trade, business or other storage purposes.

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

2.Where use of the timber shed for the authorised purposes ceases for a period exceeding 6 months within 10 years of its substantial completion the timber shed and associated hardstanding, shall be removed from the field and the land restored to its former condition.

**Reason:** To avoid the proliferation of buildings in Other Open Countryside for which there is not a continuing need.

#### **07.DC.29 ENFORCEMENT REPORT - THE COACH HOUSE, LAKE VIEW, CHORLEY ROAD, WITHNELL**

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action in respect of a change of use of woodland to domestic curtilage at The Coach House, Lake View, Chorley Road, Withnell

**RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the 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.**

#### **Remedy for Breach**

1. 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
2. Cease use of land to the rear of the property that is beyond 8m when measured from the rear of the dwelling, as domestic garden area.

#### **Period of Compliance**

**9 months**

#### **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.

#### **07.DC.30 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

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

The report also gave notification of one enforcement appeal that had been withdrawn.

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

**07.DC.31 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 following category 'B' development proposals which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

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

**07.DC.32 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 1 FEBRUARY 2007 - 23 FEBRUARY 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 February and 23 February 2007.

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

Chair

<b>Report of</b>	<b>Meeting</b>	<b>Date</b>
Director of Development and Regeneration	Development Control Committee	03.04.2007

## **PLANNING APPLICATIONS AWAITING DECISION**

<b>Item</b>	<b>Application</b>	<b>Recommendation</b>	<b>Location</b>
A. 1	06/01371/FULMAJ	Permit (Subject to Legal Agreement)	Vale Works Star Lane Horwich
A. 2	07/00244/FULMAJ	Permit Full Planning Permission	Parcel 7 Land 30m South Of 60 Main Street Buckshaw Village Euxton
B. 1	06/01297/ADV	Refuse advertising consent	Aldi Supermarket Harpers Lane Chorley PR6 7AB
B. 2	07/00075/FUL	Refuse Full Planning Permission	41 Wray Crescent Ulnes Walton Leyland PR26 8NH
B. 3	07/00108/OUT	Permit (Subject to Legal Agreement)	Land 30m North West Of The Gables 88 Station Road Croston
B. 4	07/00156/COU	Permit Full Planning Permission	2 Lawrence Lane Eccleston Chorley PR7 5SJ

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**Item A. 1**                      **06/01371/FULMAJ**                      **Permit (Subject to Legal Agreement)**

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

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

**Proposal**                              **Residential development comprising of 19 houses and 6 flats and associated works (Amendment to part of that previously approved on application nos. 03/00214/FUL and 03/00529/FULMAJ)**

**Location**                              **Vale Works Star Lane Horwich Bolton Greater Manchester**

**Applicant**                              **Barratt Manchester**

**Background**                              Bolton Metropolitan Borough Council granted permission, subject to a Section 106 Agreement, for the demolition of industrial buildings and erection of 141 dwellings on land at Crown Lane/Star Lane, Horwich in 1999. An adjoining area of this former industrial site lies within Chorley Borough, the boundary of which is defined by the River Douglas on which planning permission has also been granted in the past for residential development.

Permission was sought in 2003 to erect 20 dwellings and 9 two-bed flats on the part of the site falling within Chorley Borough situated at the north western end of the larger development (reference 03/00529/FUL). An application for a further 61 dwellings in the area to the south of the site and falling with Bolton MBC was also considered by them at that time. The element of the site within Chorley consisted of the access road from the point where it crosses the River Douglas at the eastern end of the site to the point where it crosses back into Bolton at the western end. Off this spine road on its northern side will be two cul-de-sacs serving the 29 units which will comprise of 1 no. 4-bed detached, 10 no. 3-bed semi-detached, 9 no. 3-bed terraced (3 rows of 3 dwellings) and one block of 9 no. 2-bed flats. Those permissions were granted planning permission subject to a legal agreement and various conditions in August 2005.

An additional application, also submitted at that time, also within Chorley, reference 03/00214/FUL, was submitted and approved for 3 dwellings on an adjoining piece of land.

A further application was submitted in April 2006 (06/00494/FULMAJ) for the substitution of certain plots within the site. The reason for the application was that the site was previously going to be developed by both Barratt Homes and Fairclough Homes. Since that time Faircloughs have relinquished their interest in the site and Barratt Homes will now develop the entire site. As a consequence, Barratt Homes are seeking to substitute the Fairclough house types with their own. This application was considered by Development Control Committee in 2006 and the members agreed to approve the application subject to a Section 106 Agreement.

**Proposal**                              This application is an amendment to the application submitted in

April 2006. The Section 106 Agreement attached to the previous application (06/00494/FULMAJ) was never completed and the application was subsequently withdrawn. The current application proposes alternative locations for some of the houses which are necessary due to the location of the aqueduct across the site and the need for an easement associated with the aqueduct. It was previously believed that the aqueduct was in a different location than it actually is.

The proposal comprises 22 semi-detached and terraced 3 bedroom properties, 6 two bed apartments, 2 three bed detached houses and 1 four bed detached house.

### Planning Policy

The site is excluded from the Green Belt and within the settlement area wherein Policy GN1 of the Adopted Local Plan Review states that there is a presumption in favour of appropriate development.

PPS3 requires that housing proposals be assessed against a number of criteria. As well as encouraging the re-use of previously developed sites and empty or underused buildings, consideration should also be given to a site's location and accessibility of potential development sites to jobs, shops and services by travel modes other than the car and the potential for improving such accessibility. Priority is to be given to urban sites.

Policy HS6 of the Local Plan states that residential development of unallocated sites within settlement boundaries will be permitted subject to:

- The overall housing requirement of the Lancashire Structure Plan for this Borough not being exceeded; and
- Various criteria (relating to accessibility, infrastructure, compatibility with surrounding uses, amenities of local residents, adequacy of access and drainage) being satisfied.

### Planning History

In addition to the applications referred to above, the following previous applications are also relevant:

**9/99/00791/FUL** – Erection of 24 dwellings and associated screen planting – approved on land to the east of the site.

**9/01/1052/FUL** – Erection of 16 dwellings (substitution to plots F59 to F74 of planning permission 9/99/00791).

### Representations

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

- A significant increase in properties is planned from the original development
- The phase 2 access road was supposed to be via Star Lane which is not the case
- The continual increase to the development thus increasing the health and safety of the residents in terms of volume of vehicles and access for Emergency services
- Allowing planning permission would create further disturbance, noise and loss of privacy.

### Consultations

**Director of Street scene, Neighbourhoods and the Environment (Environmental Health)-** has no objection to the proposal

**The Environment Agency** originally had concerns in respect of the potential flood risk of the development. However Michael Lambert Associates have provided further information to the Agency which relays their fears in respect of flood flows across the site.

**Assessment**

The previously withdrawn application related to the substitution of house types for those previously approved and the principle of these substitutions was considered acceptable although the application was never determined as the Section 106 Agreement was never completed.

This application incorporates the substitution of the house types along with the relocation of some of the properties to accommodate the aqueduct across the site. In addition the number of units has been reduced compared with the previously approved application.

In relation to affordable housing, the previous permission secured 17 affordable units. The applicant is proposing to provide the same number of units as part of this scheme, albeit on slightly different plots.

**Conclusion**

In summary it is considered that the proposed plot substitution and the resiting of some of the properties raises no new issues over and above that considered at the time of the previous application. Given that the principle has already been established by that approval, the current application is recommended for approval subject to the imposition of the same conditions and the applicant entering into a further S106 Agreement to secure the same matters as the legal agreement signed pursuant to the previous permission.

**Recommendation: Permit (Subject to Legal Agreement) Conditions**

1. This consent relates to the following plans:

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
PL01/311	25 <sup>th</sup> January 2007	Location Plan
2006/PAL/04	25 <sup>th</sup> January 2007	Planning and Landscape Layout
2278/DET/02 1.8m	4 <sup>th</sup> January 2007	2006 Palmerston Plans and Elevations
GF2	3 <sup>rd</sup> November 2006	Brick Piers and High Close Boarded Fence
GF1	3 <sup>rd</sup> November 2006	Low Feather Edged Fence
RD2 22095/T00 Survey	3 <sup>rd</sup> November 2006	Standard Feather Edged Fence
2006/BUK/01	3 <sup>rd</sup> November 2006	Railing Details
Elevations	5 <sup>th</sup> March 2007	Topographical
		2006 Buckingham Plans and

2006/BUH/01  
Plans

5<sup>th</sup> March 2007

2006 Buchanan

2006/ENN/01

5<sup>th</sup> March 2007

and Elevations  
2006 Ennerdale  
Plans and

Elevations

2205/FA3/01

5<sup>th</sup> March 2007

2005 Falkirk Plans  
and Elevations

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

2. No development shall take place until :a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites - Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. 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.*

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

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

4. 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.*

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

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

6. No development shall take place until:-a) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;b) all monitoring specified in the approved scheme (submitted under a) above),

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

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

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

*Reason: To protect occupiers from the ingress of landfill gas and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

11. The integral/attached garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

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

12. The windows in the first floor of the western elevation of the dwelling on plot B1, first floor of the southern elevation of the dwelling on plot B6, first floor of the southern elevation of the dwelling on plot 87F and the first floor of the western elevation of the

dwelling on plot 86F shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property.*

13. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. To this end a close-boarded fence or similar barrier not less than two metres high shall be erected along the frontage of the site with the motorway details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works associated with the development hereby permitted. The approved fence shall be erected, prior to the substantial completion of the development, a minimum of one metre behind the existing motorway boundary fence on the developer's land and independent of the existing fence and retained thereafter.

*Reason: The use of a motorway by pedestrians is prohibited by law, a fence of the type specified is considered to be the minimum safety requirement for this type of development adjacent to the motorway*

14. There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.

*Reason: To protect the stability of the motorway.*

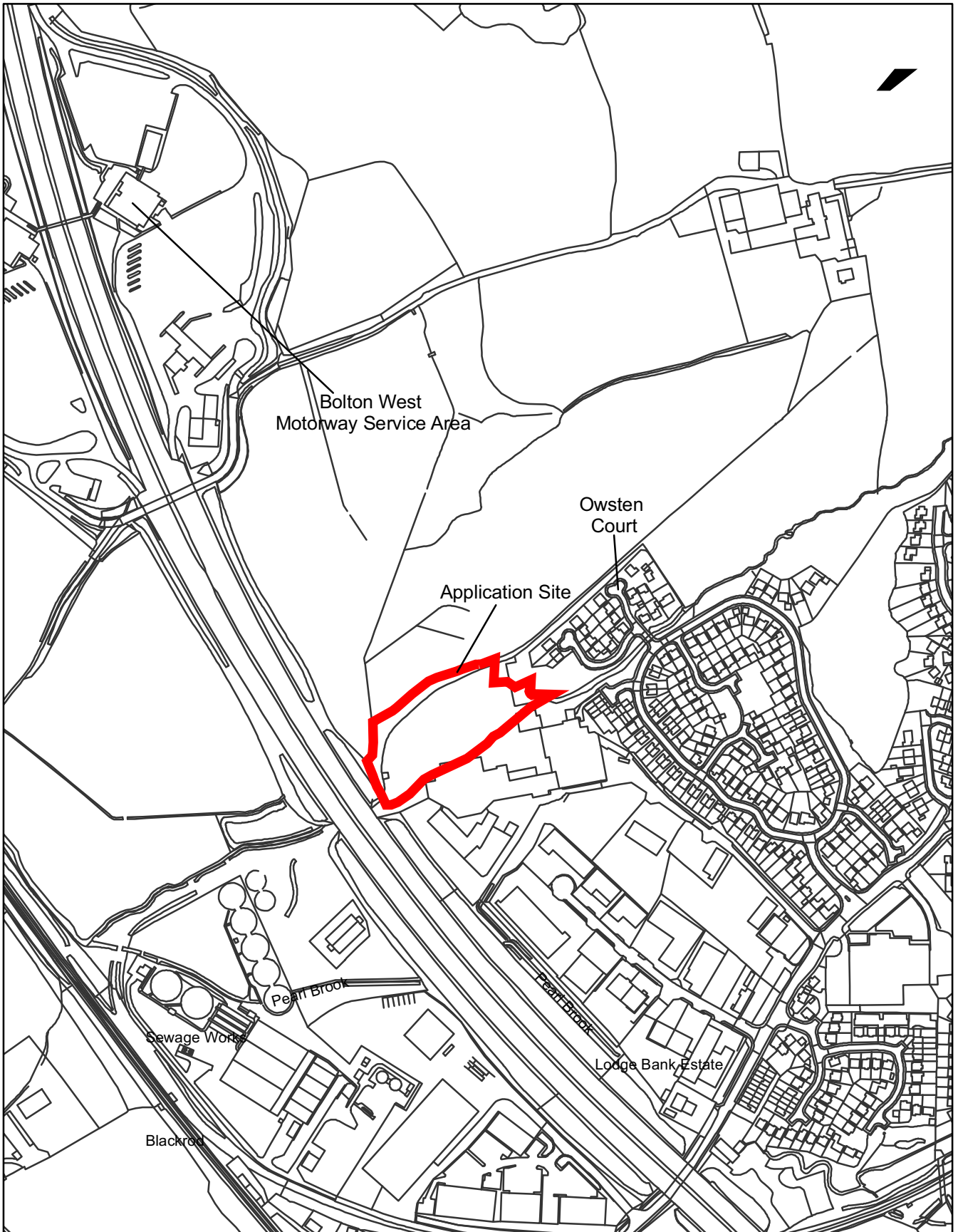
15. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

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

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

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

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 Chorley Borough Council

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Application Number:  
**06/01371/FULMAJ**

Grid Ref:  
**E: 362506**  
**N: 411169**

Scale:  
**1:5,000**

Agenda Item No.  
**A. 1**

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<b>Item A. 2</b>	<b>07/00244/FULMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mark Moore</b>	
<b>Ward</b>	<b>Astley And Buckshaw</b>	
<b>Proposal</b>	<b>Construction of 30 no. houses and 28 no. apartments with associated parking.</b>	
<b>Location</b>	<b>Parcel 7 Land 30m South Of 60 Main Street Buckshaw Village Euxton</b>	
<b>Applicant</b>	<b>Barratt Manchester</b>	
<b>Background</b>	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel 7).</p>	
<b>Proposals</b>	<p>The current proposal is to erect 30 houses and 28 apartments with associated parking. The site also includes a proposed surface water storage pond situated in the south-west corner adjacent to Central Avenue.</p> <p>The parcel is located to the south of the village centre and is situated immediately adjacent to the eastern side of Central Avenue. The northern boundary of the parcel abuts Main Street whilst the land situated to the south and the east is presently undeveloped. The site immediately abutting the eastern site boundary (Parcel F) has planning permission (06/991) for 123 residential properties comprising a mix of detached and semi-detached properties. The site located directly to the west on the opposite side of Central Avenue is currently under construction and comprises three storey apartment blocks.</p> <p>It is proposed to access the site at two points linked to the road system approved on the adjacent site at Parcel F. Separate pedestrian access to the site is proposed via a footpath linked to Central Avenue.</p> <p>The layout of the parcel is mainly in two groups comprising 2 three storey apartment blocks situated in the north west corner of the site with the remainder given over to residential dwellinghouses comprising a mix of two storey detached, semi-detached and terraced properties.</p>	
<b>Planning Policy</b>	<p>GN2: Royal Ordnance Site, Euxton  GN5: Building Design  HS4: Design and Layout of Residential Developments  TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.</p>	

**Planning History** 97/509/OUT: Outline application for mixed use development (granted in 1999)  
02/748/OUT: Modification of conditions on outline permission for mixed use development  
06/1240/FULMAJ: Construction of 30 houses and 28 apartments with associated parking. Withdrawn.

**Consultations:** **LCC Highways:**  
Pre-application discussions took place with Highways regarding the parcel on the previous planning application (06/1240) which has since been withdrawn. The Highways Engineer requested some revisions at this stage which have been accommodated in the revised scheme.

**Head of Environmental Services:**  
No objections subject to suitable access for bin collection and arrangements for providing, repairing and cleaning communal refuse/recyclate facilities.

**Chorley Community Safety Partnership:**  
Comments were made in relation to the previous scheme and have been incorporated as revisions to the current proposals.

**Third Party Representations** None received

**Assessment** Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. In the Master plan approved under the outline permission and the Buckshaw Village Design Code the site is allocated as a contemporary housing area. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. The proposals represent a transition from the denser built form located within the village centre towards a more 'traditional' housing estate layout. The proposals also continue a band of larger apartment blocks by reflecting existing blocks which presently front onto Central Avenue to the north of the site. The proposals have been revised along with officers recommendations to improve the general layout. It is considered that the proposals accord with Policy GN2.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. It is accepted that this is quite a difficult parcel to design as it occupies a position between two already approved and nearly complete parcels that are slightly different in character. Nonetheless the proposed design compliments the neighbouring proposals and will provide an appropriate intervening development site to provide a transition between the village centre development and the outlying parcels of land.

The design of the dwellings fronting Central Avenue relate well to existing development and also to the proposed surface water pond which is required in relation to the wider Sustainable Urban

Drainage System. The dwellings drop to two storeys towards the south and east of the site and remain two storeys on the southern and eastern boundaries of the parcel, which ensures the proposals sit well next to the adjacent parcels.

Landscaping has been integrated into the scheme principally, along the eastern edge of the storage pond. Visually, the parcel will not be dominated by the car due to the rear parking areas. It is therefore considered that the proposals are in line with the Buckshaw Village Design Code and Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Amendments have been received at the request of the case officer mainly altering the road layout, parking areas and footpath links to ensure the design of the parcel was consistent whilst also fitting in with the design of adjacent parcels. It is therefore considered that the proposals comply with Policy HS4 for the reasons discussed above. The differing heights of the dwellings in different parts of the parcel allow the scheme to fit well with the parcels on either side, whilst the detailing draws the whole scheme together.

Although the proposed scheme is high density in parts, the rear parking courtyard with the dwellings situated around the perimeter results in the interface guidelines between properties being met. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4. As the layout of the parcel results in several plots 'turning corners', it is considered necessary to remove permitted development rights from the parcel to ensure any future extensions do not have an unacceptable impact on neighbouring properties.

Policy TR4 outlines the highway development control criteria. The Highway Authority has viewed the amended plans and is satisfied with the scheme.

## **Conclusion**

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

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

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

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

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

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

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

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

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.*

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

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

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

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

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

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

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

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

9. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in

writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

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

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

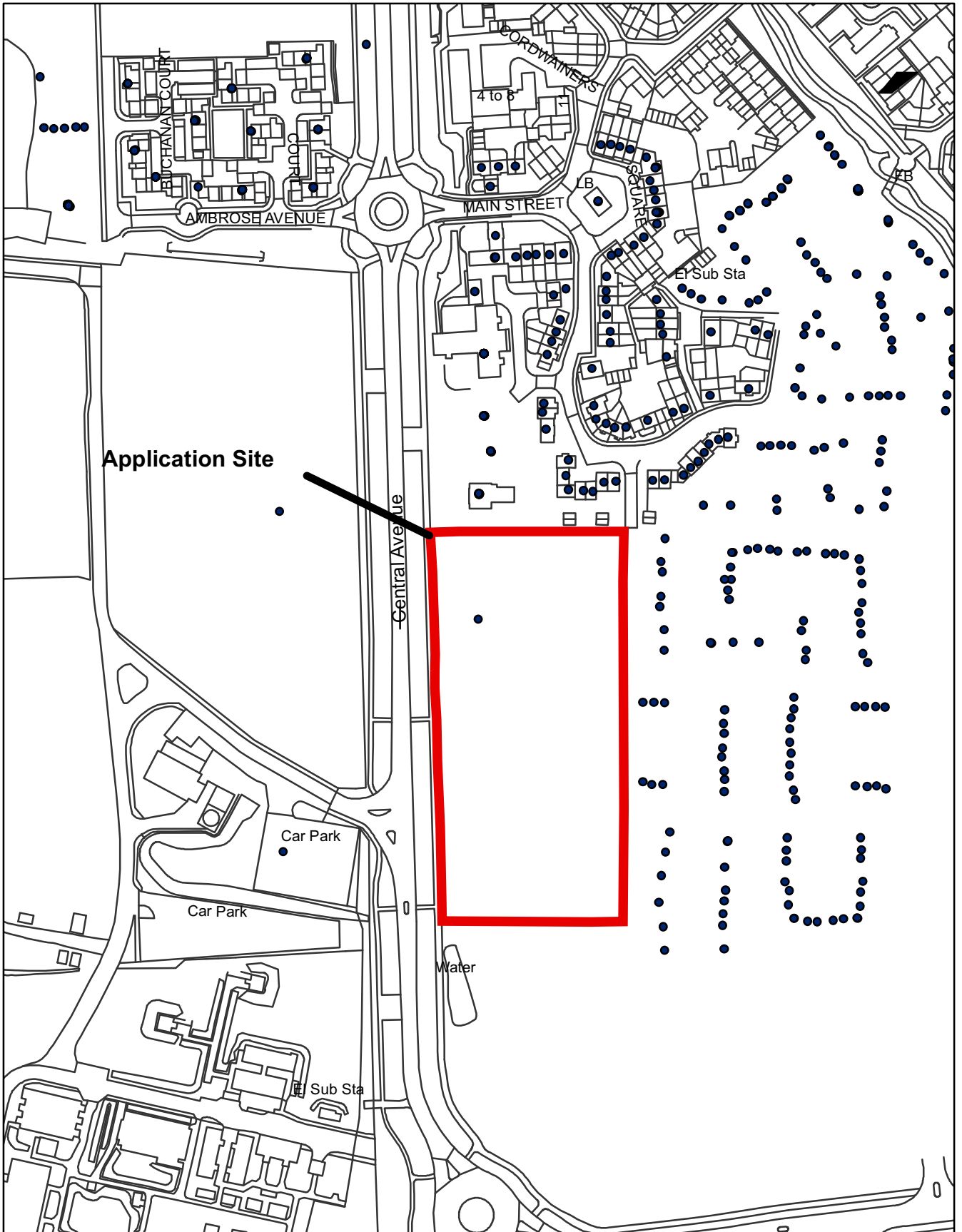
*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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Application Number:  
**07/00244/FULMAJ**

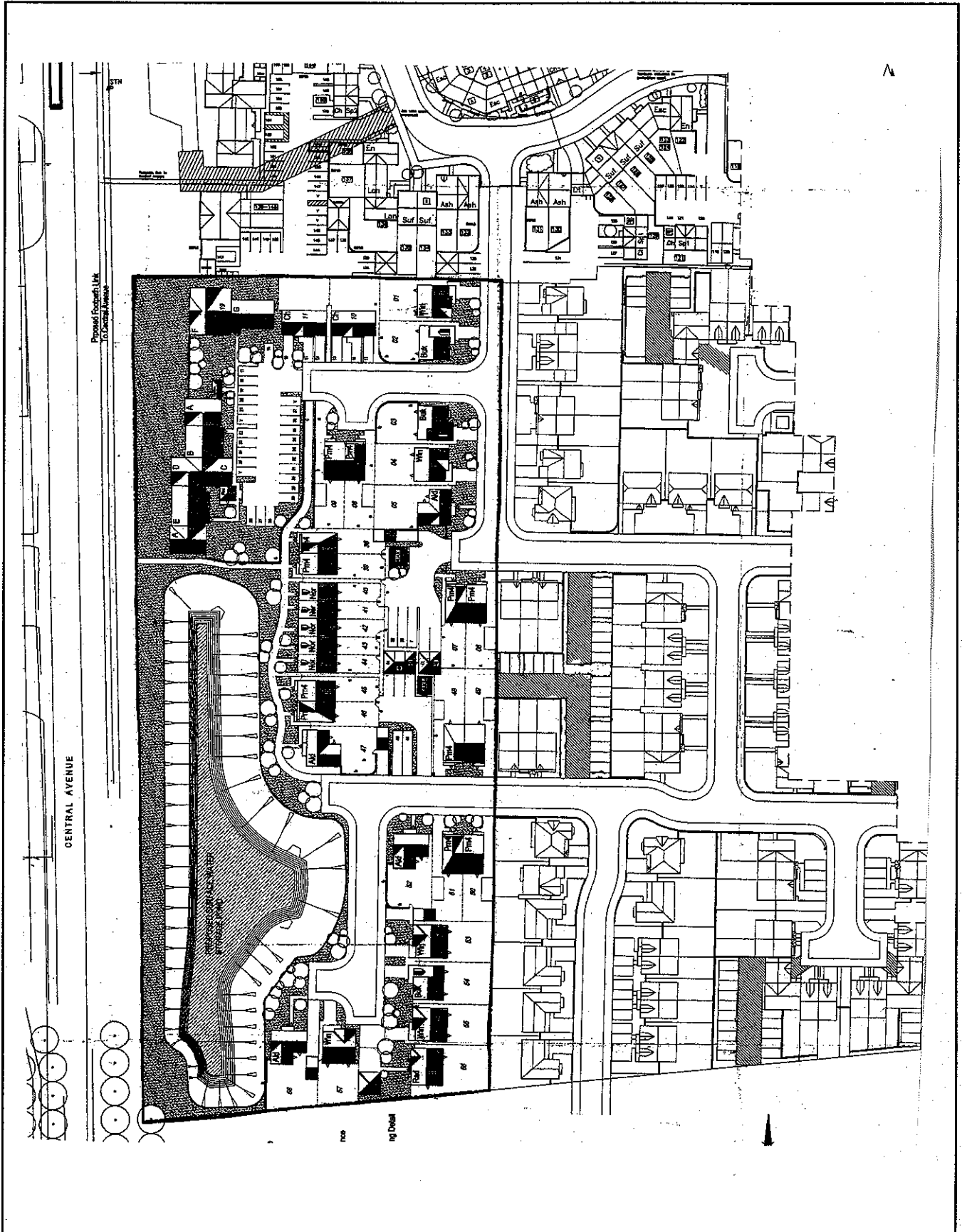
Grid Ref:  
**E: 356281**  
**N: 420521**

Scale:  
**1:2,500**

Agenda Item No.  
**A. 2**

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<p>Application Number:  <b>07/00244/FULMAJ</b></p>	<p>Grid Ref:  <b>E: 356281</b>  <b>N: 420521</b></p>	<p>Scale:  <b>1:1</b></p>	<p>Agenda Item No.  <b>A. 2</b></p>

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<b>Item B. 1</b>	<b>06/01297/ADV</b>	<b>Refuse advertising consent</b>
<b>Case Officer</b>	<b>Miss Lyndsey Cookson</b>	
<b>Ward</b>	<b>Chorley North East</b>	
<b>Proposal</b>	<b>Erection of 1 internally illuminated double sided freestanding sign (Retrospective)</b>	
<b>Location</b>	<b>Aldi Supermarket Harpers Lane Chorley PR6 7AB</b>	
<b>Applicant</b>	<b>Aldi Stores Ltd</b>	
<b>Proposal:</b>	<p>This application proposes the erection of one internally illuminated double-sided advertisement sign in connection with the recently extended Aldi Supermarket. The sign is currently being displayed without consent.</p> <p>The advertisement is sited to the front elevation of the building. It is attached onto two metallic silver poles which continue through the glass canopy roof structure at the entrance to the building. The advertisement is 2.5 metres in height, 2 metres in length, and 0.5 metres in width. It is sited a total distance of 7.7 metres above ground level.</p> <p>Two other advertisements are being displayed on the application site in connection with the Aldi store. One advertisement is displayed on the recently constructed front extension, which does not have consent, and the other is a freestanding sign adjacent to the highway. The wall-mounted sign on the building does not form part of this application, although it is unlawful and will require consent should it remain.</p> <p>The building is located on an important gateway into the centre of Chorley. It is prominently sited adjacent to a double-roundabout junction.</p>	
<b>Policy:</b>	<p>PPG19: Outdoor Advertisement Control Policy GN7: Advertisements</p>	
<b>Planning History:</b>	<p>89/01198 – Redevelopment of scrap yard for retail units. Permitted 12 June 1990</p> <p>91/00865 – Class A1 Retail Foodstore with servicing facility, customer and staff parking and landscaping. Permitted 21 January 1992</p> <p>92/00037/ADV – Display of illuminated wall mounted sign and post sign. Permitted 25 June 1992</p> <p>06/00371/FUL – Front extension to superstore approx. 327 square metres. Permitted 16 June 2006</p> <p>06/00886/FUL – Erection of front extension to superstore. Permitted 12 September 2006.</p>	
<b>Representations:</b>	None	
<b>Assessment:</b>	Policy Guidance Note 19: Outdoor Advertisement Control provides	

guidance on outdoor advertisement control. The display of outdoor advertisements can only be controlled in the interests of amenity and public safety.

Policy GN7 of the Adopted Chorley Borough Local Plan Review states that applications to display advertisements will be permitted providing that the following criteria are met:

- a) The size, design, positioning and illumination would not adversely affect the visual amenities of the surrounding area;
- b) The advertisement is in keeping with the scale and character of the building on which it is positioned;
- c) The advertisement would not constitute a traffic safety hazard.

The Supplementary Planning Guidance (SPG) on “Shopfronts and Signs: A Design Guide for Chorley” is also relevant to this application.

#### Design & Appearance

The advertisement comprises of a blue coloured background with a yellow and orange edge. The text is centred on the advertisement and in proportion to the sign, in white coloured lettering.

The advertisement (including the supporting structure) is large in scale, and not in proportion to the building. As it is sited in a prominent location in front of the building, and considerably elevated from ground level (above the ridgeline of the building), this accentuates its prominence, and as a result the advertisement dominates the building frontage and detracts from its appearance.

The means of illumination on either side of the advertisement will be by internal fluorescent tubes. Therefore, the advertisement will be wholly illuminated. The light coloured text and edge accentuates this illumination. Given the siting of the advertisement, it is not considered that this level of illumination is reasonably necessary.

The agent has stated that the proposed sign replaces the original wall mounted sign of the same size. However, both the wall mounted sign and the freestanding sign are currently being displayed. Together, the two signs contribute to a cluttered frontage and, given that they have a similar appearance and are displayed in close proximity to one another, one sign would adequately provide the desired visual effect. Should the applicant wish to display only one advertisement, it is considered that the wall mounted sign is of a more appropriate scale and siting in relation to the building, and less prominent on the building frontage, whilst having the same advertisement purpose.

#### Impact on Visual Amenities of surrounding area

The building is prominently sited on an important gateway into Chorley. The advertisement is clearly visible from the highway and will be seen against a mixed commercial and residential setting.

The advertisement will be highly visible when approaching the building from Water Street, Harpers Lane and Preston Street. Due to its scale, illumination and siting, it will appear very prominent within the street.

PPG 19 is clear that signs should be designed and sited so as to harmonise with their setting. Within the surrounding area, there are different types and scales of signage being displayed on commercial buildings. Those advertisements which are lawful are in keeping with the buildings on which they are displayed and do not appear overly prominent in the area. Whilst some are internally illuminated, this is to a lesser extent, and thus does not create an overbearing impact.

The advertisement will appear incongruous to the surroundings, and will adversely affect the character of the area. Furthermore, should the existing wall-mounted sign remain, the proposal would contribute to a visual clutter of advertisements in the immediate surrounds. It is considered that the wall-mounted sign, as opposed to the proposed freestanding one, would be more appropriate in this locality and more in keeping with other advertisements being displayed in the vicinity.

#### Impact on Neighbour Amenity

The advertisement would not directly face any residential properties and would not have any detrimental impact on neighbour amenity.

#### Impact on Highway Safety

The building is sited in close proximity to a busy junction with high traffic flows. However, due to the overall scale of the advertisement and its distance from the junction, it would not constitute a hazard to highway safety.

### **Conclusion**

It is considered that only one advertisement is required on the front of the building, and that a wall-mounted sign would be more appropriate to the scale and character of the building, as opposed to the proposed free-standing one.

The advertisement, by reason of its scale, siting and degree of illumination, would dominate the appearance of the building, and appear overly prominent within the street. The sign is not in keeping with other lawful advertisements within the vicinity, and does not relate well to its immediate surrounds. Furthermore, it would contribute to an unnecessary clutter of advertisements should an existing wall-mounted sign remain.

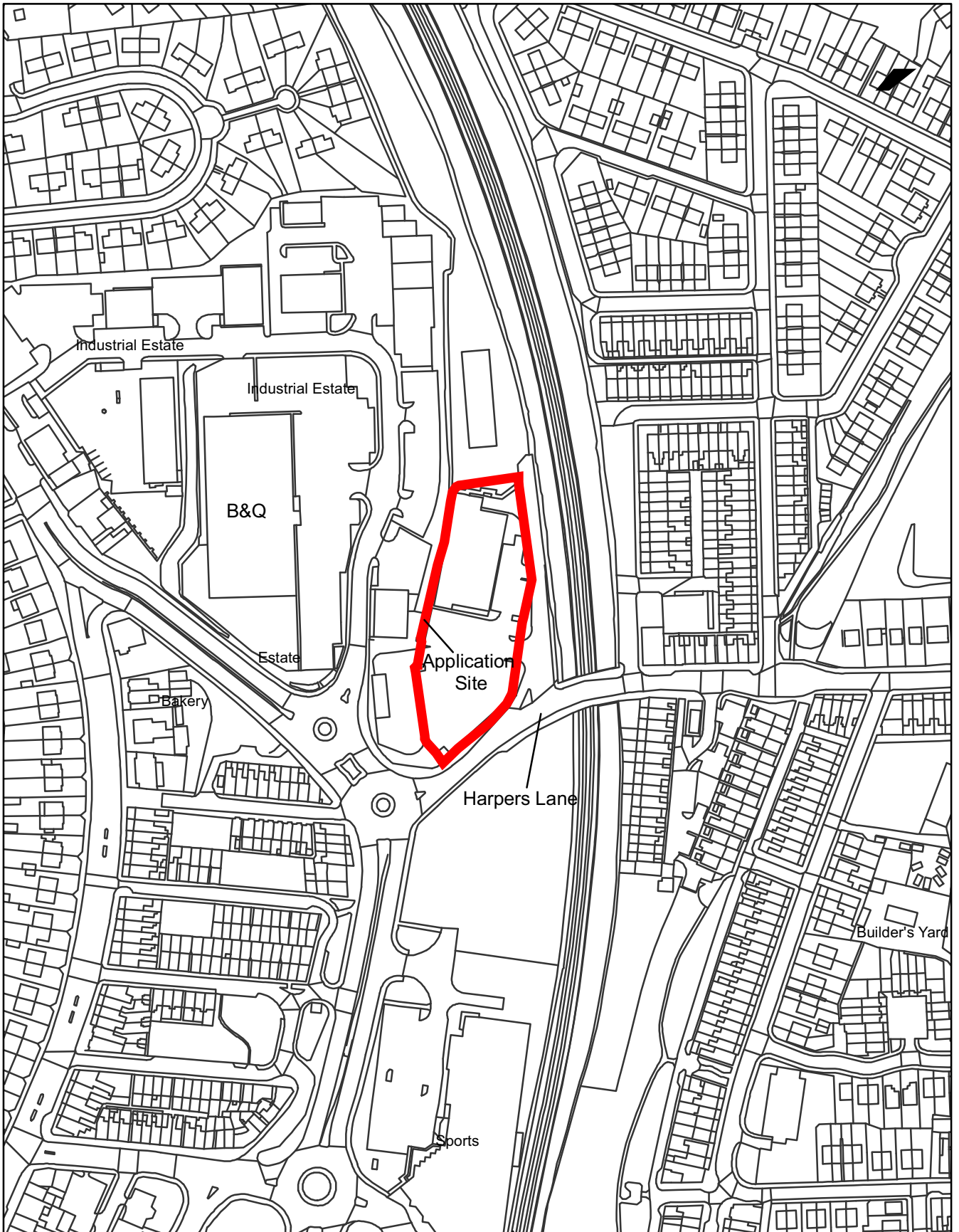
### **Recommendation: Refuse advertising consent**

#### **Reasons**

1. The advertisement is contrary to PPG 19 and policy GN7 of the Chorley Borough Local Plan Review by reason of its scale, siting and extent of illumination. The advertisement is sited in a prominent position in relation to the building and is not in keeping with the scale of the building, therefore dominating the building frontage. Furthermore, it would contribute to an unnecessary visual clutter of advertisements on the front of the building, and is out of keeping with other signage being displayed lawfully in the vicinity. As a result, the advertisement is visually obtrusive and detrimental to the appearance of the building and the amenity of the area.

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 Director of Development and Regeneration  
 Chorley Borough Council

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Application Number:  
**06/01297/ADV**

Grid Ref:  
**E: 358624**  
**N: 418545**

Scale:  
**1:2,500**

Agenda Item No.  
**B. 1**

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<b>Item B. 2</b>	<b>07/00075/FUL</b>	<b>Refuse Full Planning Permission</b>
<b>Case Officer</b>	<b>Miss Helen Green</b>	
<b>Ward</b>	<b>Lostock</b>	
<b>Proposal</b>	<b>Retrospective application for perimeter fence.</b>	
<b>Location</b>	<b>41 Wray Crescent Ulnes Walton Leyland PR26 8NH</b>	
<b>Applicant</b>	<b>S E Chorlton</b>	
<b>Proposal</b>	<p>This application is made in retrospect for the erection of a 1.9 metre high perimeter fence on land to the north of 41 Wray Crescent, Ulnes Walton. The property is located on a corner plot within the streetscene and the fence encloses an area of open land to the north of the property.</p> <p>The application site is located within an area of Green Belt as defined on the Adopted Chorley Borough Local Plan Review Proposals Map.</p>	
<b>Policy</b>	<p><b>DC1</b> – Development in the Green Belt  <b>GN5</b> - Building Design and Retaining Existing Landscape Features and Natural Habitats</p>	
<b>Planning History</b>	There is no relevant planning history	
<b>Consultations</b>	<b>Parish Council</b> – No comments received	
<b>Representations</b>	None received	
<b>Assessment</b>	<p>It is considered that the main issues to take into account are the impact of the fence on the streetscene and the character of the area and the visual amenity of the Green Belt.</p> <p>The proposed fence projects forward from the front elevation of 41 Wray Crescent by approximately 8 metres towards the highway. The fence extends to the north and down the side elevation of the property adjacent to The Causeway by approximately 25 metres in length. The fence measures 1.9 metres in height and is constructed from closed lattice style timber panels and posts.</p> <p>The surrounding area is characterised by its predominantly open nature. The residential estate has been designed in such a way that many of the properties have open front garden areas, which extend towards the highway with minimal or no boundary treatments.</p> <p>The fence projects forward of 41 Wray Crescent enclosing the area of open land to the front and side of the property. The fence</p>	

is positioned hard up to the highway and does not allow for any landscape planting to the front of the fence. It is considered that the location of a fence in this position has a detrimental impact on the open characteristics of the surrounding area.

Whilst there may be other examples of boundary treatments within the estate these are all different in nature to the fence subject of this application by virtue of their height and design and location within the streetscene.

It is considered that the fence on a corner plot within the streetscene forms an incongruous feature within the streetscene and is out of keeping with the general character of the area and serves to detach the applicants property from the other properties within the streetscene.

The application site is located within an area designated as Green Belt as defined on the Adopted Chorley Borough Local Plan Review Proposals Map. PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development, which although would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. Although the fence is located on the boundary of an existing property, it is considered that it would harm the visual amenity of the Green Belt by reason of its siting, material and design for the reasons explained above.

## **Conclusion**

The fence as proposed by virtue of its height, design and position on a corner plot will be out of character with the surrounding area which is predominantly open in nature and will have a detrimental impact on the streetscene, and is therefore contrary to policy GN5, which seeks to ensure that the design of proposed development are well related to their surroundings.

It is considered that the fence by reason of its height, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

Taking the above points into account it is recommended that the application should be refused.

## **Recommendation: Refuse Full Planning Permission**

### **Reasons**

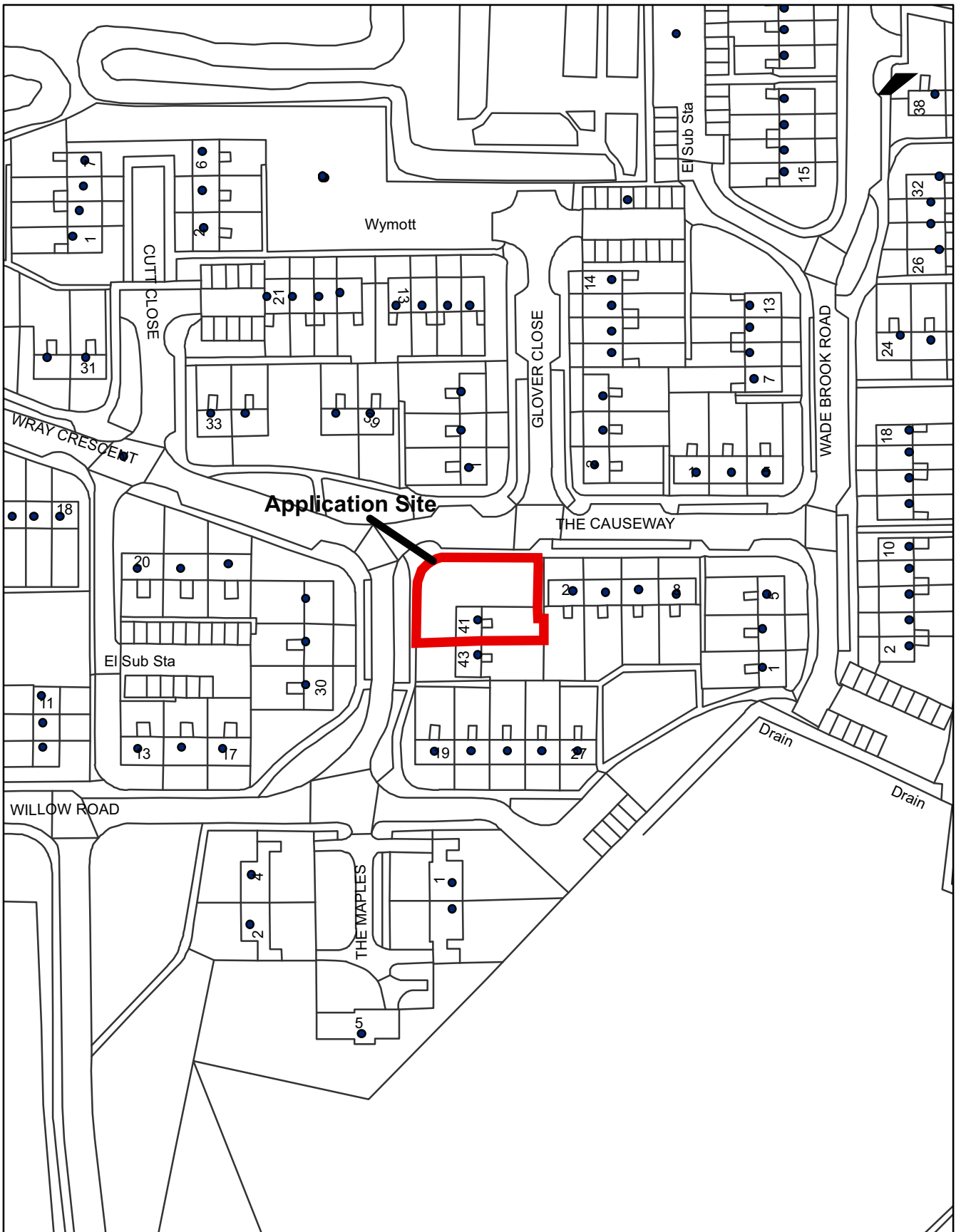
1. The proposal, by reason of the total height, siting and design of the boundary fence, would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate as it does not relate well to the immediate surroundings, which reflects a more open character with minimal boundary treatments. The proposal is therefore contrary to policy GN5 of the Adopted Chorley Borough Local Plan Review which seeks to ensure that the design of proposed development are well related to their surroundings.

2. The proposal is located within an area designated as Green Belt as such the visual amenities of the Green Belt should not be injured by proposals for development, which although would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. It is considered that the fence by reason of its height, siting and design would harm the visual amenity of the

Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

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<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Director of Development and Regeneration                  Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number:  <b>07/00075/FUL</b></p>	<p>Grid Ref:  <b>E: 350911                  N: 420792</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 2</b></p>

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**Item B. 3**                      **07/00108/OUT**                      **Permit (Subject to Legal Agreement)**

**Case Officer**                      **Miss Helen Green**

**Ward**                                      **Lostock**

**Proposal**                              **Outline application for the erection of one detached two storey dwelling with a detached garage and a detached garage for The Gables**

**Location**                              **Land 30m North West Of The Gables 88 Station Road Croston**

**Applicant**                              **AS Estates Ltd**

**Proposal**                              The proposal is an outline application for the erection of one detached two storey dwelling with a detached garage and a detached garage for the Gables 88 Station Road Croston.

As part of this application details of layout and access have been submitted, all other matters (scale, appearance, and landscaping) are reserved for future consideration.

The application site is located within the rural settlement of Croston outside the confines of Croston Conservation Area. The application site lies on Station Road within the curtilage of the property known as The Gables at 88 Station Road Croston. This property was previously owned and used as the Doctors Surgery.

The Gables is a detached house, which is located close to the southern boundary of its curtilage. The proposed detached dwelling will be set back from The Gables close to the northern boundary of the site and sited partly to the rear of No.86 Station Road. As part of this application a new detached garage will be erected for the Gables and a detached garage for the proposed dwelling.

**Planning Policy**                      **GN4- Settlement Policy- Other Rural Settlements**  
**GN5- Building Design and Retaining existing landscape Features and Natural Habitats**  
**HS4- Design and layout of residential developments**  
**HS6- Housing Windfall Sites**  
**TR4 – Highway Development Control Criteria**  
**EP19 – Development and Flood Risk**

**Planning History**                      No relevant planning history

**Consultations**                      **Lancashire County Council Highways** - No comments received at the time of writing report.

**Environment Agency** – The Agency has no objection in principle subject to the inclusion of conditions, which meet the following requirements:

The application site lies at the edge of Flood Zone 3. While the proposal is not within a flood risk area the application involves the

erection of a dwelling in a garden, which will subsequently, increase the impermeable area on site. To ensure that any increase in surface water run-off from the development site does not increase flood risk elsewhere the scheme should include the provision and implementation of a surface water regulation system to be approved by the Local Planning Authority.

**Parish Council** – No comments received

## **Representations**

One letter of objection has been received from the neighbour at 86 Station Road, Croston.

Objections have been raised on the following grounds:

- The proposed development will not follow the existing building line;
- The position and height of the new property will overlook the rear of 86 Station Road;
- Loss of privacy;
- Other properties (including 86 Station Road) are smaller in height;
- Loss of light due to the height and scale of the proposed development;
- Noise and disturbance to the rear of the property;
- More vehicle movements passing close to the gable end of 86 Station Road;
- The proposed garage and turning area will be close to the rear garden boundary.

## **Assessment**

In assessing this application the main issues to take into account are neighbour amenity, highway safety, accessibility, scale and layout and flooding.

The proposed detached dwelling will be located close to the northern boundary of the site to the rear of The Gables and No.86 Station Road. The footprint of the proposed dwelling will measure 110 s.qm. and the proposed garage will have a footprint of 30 s.qm. The proposed replacement garage for The Gables will have a footprint of 30 s.qm, which will replace the existing garage of 38 s.qm. The applicant has stated that although the application is made in outline the dwelling will be 2 storey with an eaves height of approximately 5 metres and a ridge height of 8 metres. The exact design of the dwelling will be considered at Reserved Matters stage.

The proposed detached dwelling will be located to the rear of No.86 Station Road, No.86 Station Road is a rendered cottage property, which fronts onto Station Road. The neighbour at No.86 Station Road has expressed concern over the proposed development in terms of loss of privacy and loss of light as a result of the development. In relation to this there will be a distance of approximately 30 metres between the proposed dwelling and the rear elevation of No.86. There will be a distance of 12.6 metres from the front elevation of the proposed dwelling and the garden boundary both of these distances accord with the Councils interface guidelines. During the course of the application the footprint of the proposed dwelling has been reduced which in turn will reduce the impact of the development on neighbouring

property. The exact design and height of the dwelling will be considered at Reserved Matters stage, however it is considered that one detached dwelling can be accommodated on the site without causing such a detrimental impact on neighbouring property.

There is an existing hedge and vegetation, which will provide a screen between the garden area of No.86 and the proposed dwelling. Additional planting will be provided adjacent to the entrance to the proposed property. The proposed detached garage will also be located on the boundary between No.86 and the detached dwelling which will further increase privacy. The garden area of the proposed dwelling will measure 21 metres wide and between 14 to 18 metres in length.

The Gables will retain a private rear garden, which will be 21 metres wide by 36 metres long. The proposed dwelling will be located approximately 14 metres to the rear of The Gables. Due to the orientation of The Gables the proposed dwelling will not directly face any habitable room window in The Gables. The proposed replacement garage for The Gables will increase the privacy between the proposed dwelling and The Gables.

Taking the above points into account it is considered that the proposed development complies with Policy HS6 and HS4 of the Chorley Borough Local Plan Review.

Vehicular and pedestrian access to the site will be from the existing access on Station Road. The existing access will be widened to allow for two cars to pass and the pedestrian vision splays will be improved by 2 metres. There is sufficient manoeuvring space provided within the site to enable vehicles to access and egress the site in forward gear. The neighbour at No.86 has expressed some concern regarding the number of vehicle movements past the gable end of the property and the turning area being in close proximity of the garden area. It is considered however that the number of vehicle movements per day would not increase so significantly to warrant a refusal of the application on this basis. The turning area for the proposed development will be screened by existing and proposed vegetation.

At the time of writing this report no comments have been received from Lancashire County Council Highways, however taking into account the above points it is considered that the proposed development would not unduly impact on highway safety.

The proposed development is located within the rural settlement of Croston within an existing residential area. Croston is a small settlement and as such employment, shops and services are accessible by non-car modes. Station Road is an existing bus route and the closest bus stop is located some 20 metres north of the site. It is considered that the proposed development complies with Policy HS6.

The surrounding area is predominantly residential in nature and therefore the principle of a detached dwelling is acceptable in this location. The surrounding properties are all different in size and scale including a mix of modest cottage style properties and larger detached dwellings. After discussion with the applicants agent it

has been agreed to reduce the scale of the proposed dwelling to a footprint similar to that of neighbouring property The Gables, amended plans were received on 19<sup>th</sup> March. It is considered that due to the reduction in footprint of the proposed dwelling it will sit more comfortably with surrounding properties in terms of scale and layout.

Although the application site does not lie within a Flood Zone, the garden area of the proposed dwelling will abut Flood Zone 3. The Environment Agency have been consulted as part of this application and have no objection to the proposal subject to a number of conditions relating to the provision of a surface water regulation system to be approved by the Local Planning Authority.

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**

It is considered that the proposed development complies with the relevant policies of the Adopted Chorlet Borough Local Plan Review and that any impact on neighbouring property would not be so significant to warrant a refusal of the application. It is therefore recommended that outline permission be granted subject to a Section 106 Agreement.

### **Recommendation: Permit (Subject to Legal Agreement) Conditions**

1. Application for approval of the reserved matters must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.*

2. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely scale, appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: The permission is in outline only.*

3. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
03	19 <sup>th</sup> March 2007	Proposed site layout for a detached dwelling
02	19 <sup>th</sup> March 2007	Topographic Survey;
01	19 <sup>th</sup> March 2007	Site Location Plan

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

4. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously

submitted 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.*

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (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.*

6. 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.*

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

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

8. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

*Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. This vehicular turning space shall be laid out and be available for use before the development is first occupied.

*Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance with Policy No TR4 of the Adopted Chorley Borough Local Plan Review.*

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

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

11. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A, DC8B, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.*

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

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

13. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part1, Classes A to E), or any order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

14. The reserved matters for the dwelling hereby permitted in outline shall not include any windows in the north and south facing elevations of the dwelling at first floor level.

*Reason: In the interests of the privacy of occupiers of neighbouring property.*

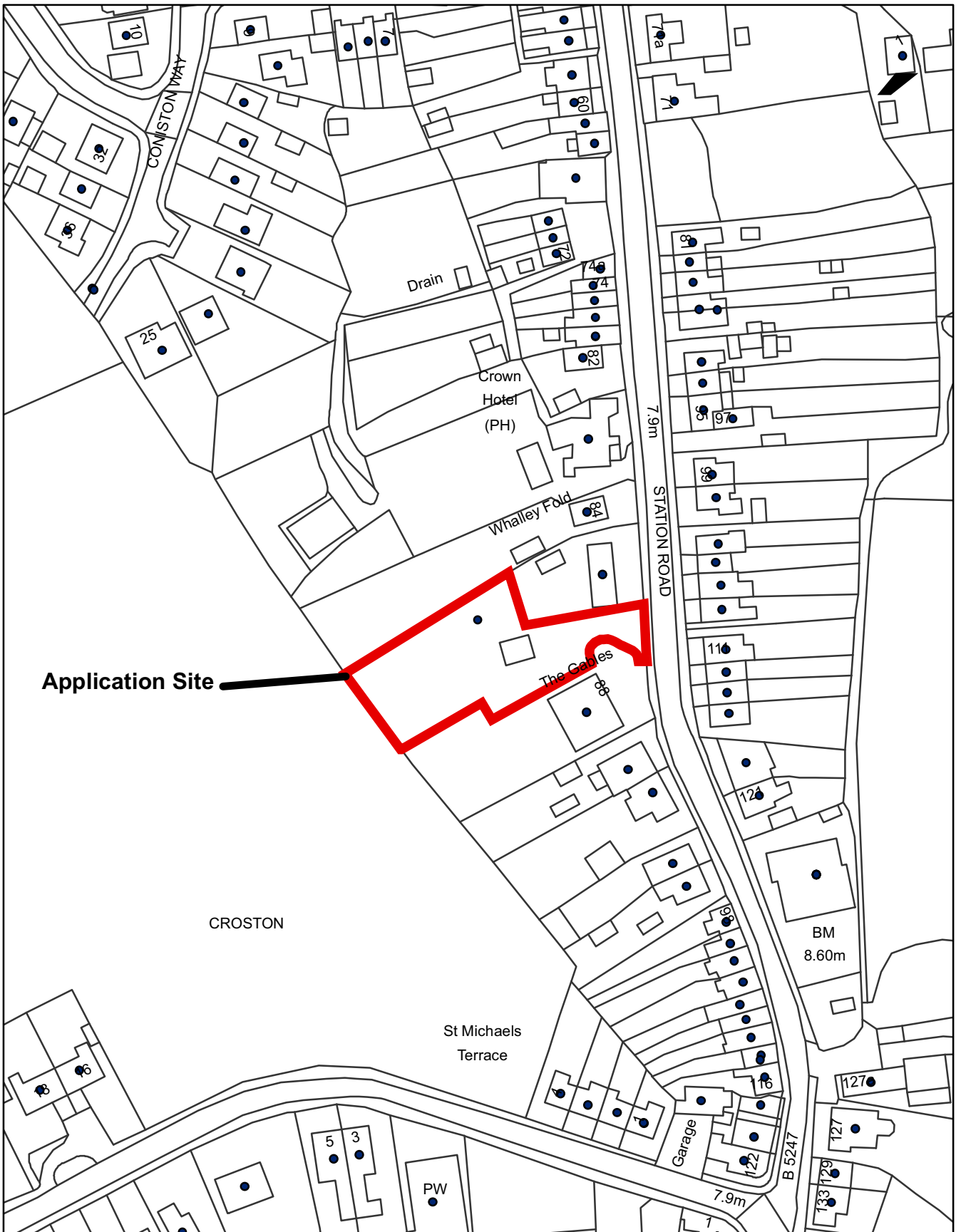
15. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any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

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

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

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

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<p>Application Number:  <b>07/00108/OUT</b></p>	<p>Grid Ref:  <b>E: 348806</b>  <b>N: 418838</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 3</b></p>

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<b>Item B. 4</b>	<b>07/00156/COU</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Eccleston And Mawdesley</b>	
<b>Proposal</b>	<b>Change of use to hot food takeaway (Class A5),</b>	
<b>Location</b>	<b>2 Lawrence Lane Eccleston Chorley PR7 5SJ</b>	
<b>Applicant</b>	<b>Mr A Rashid</b>	
<b>Proposal:</b>	The application is for a change of use to a hot foot takeaway (Class A5).	
<b>Background:</b>	<p>The application property is situated at no. 2 Lawrence Lane, Eccleston, towards its junction with The Green. The premises are currently standing empty but were last used as a Co-op Late Shop (Use Class A1: shops). The site is opposite the old Church Hall (now empty) and has a commercial garage to the rear. To the northeast is a furniture shop and to the southwest are the rear gardens of the properties on The Green.</p> <p>Members will recall an application at this property last year (application reference no. 06/00210/COU) for a change of use to an A3 use (restaurants, snack bars or cafes). This application was refused by Committee following a site visit, against the office recommendation. The applicant appealed this refusal and the Planning Inspectorate allowed the proposal. The A3 use has not been implemented to date.</p>	
<b>Planning History:</b>	<p>There have been a number of planning applications at the site:</p> <p>06/00210/COU Change of use from a shop (A1) to a restaurant, snack bar or café (A3). Allowed at appeal.</p> <p>01/00564/FUL Installation of cash machine to front (Co-Op). Permitted</p> <p>01/00565/ADV Erection of internally illuminated projecting sign to front (Co-Op). Permitted.</p> <p>02/00194/FUL Erection of 1.0m diameter satellite antenna on wall mount (retrospective), (Co-Op). Permitted.</p> <p>95/00521/FUL Erection of 1.2 metre satellite dish to side (Co-Op). Permitted.</p> <p>87/695/FUL Alterations to shop front (Nevins Supermarket). Permitted</p> <p>78/1120/FUL Erection of illuminated sign (Nevins supermarket). Permitted</p> <p>4951 (1965) Change of use from cinema to car showroom (including extensions). Permitted.</p>	
<b>Planning Policy:</b>	<p>GN3: Development in Eccleston  EP20: Noise  EP21: Air Pollution  SP8: Small Scale Retail Developments  TR4: Highway Development Control Criteria</p>	
<b>Consultations:</b>	<b>Lancashire County Council Highways:</b> State that with the	

extant permission for the premises and previous use as a local convenience store (open until late at night), it would be difficult to substantiate any highway objection at appeal. In these circumstances they have no objection to the proposed development.

**Environmental Services:** State they have no objections to the application in principle subject to a condition requiring details of a suitable ventilation and extraction system to remove steam, odours and fume from all cooking appliances being submitted to the Environmental Health Officers for approval.

#### **Eccleston Parish Council**

Whilst the Parish Council has no objections to the proposed change of use, it wishes to express concerns regarding the inadequacy of the parking facilities for such a use. Car parking around existing takeaway establishments in the village causes severe problems at peak times and the Council is anxious to avoid this area becoming problematical.

**Representations:** Ten letters of representation have been received as a result of neighbour consultation.

Eight letters objecting to the proposals have been received from residents on The Green, Lawrence Lane, The Croft and Draper Avenue. Their reasons for objection can be summarise as:

- Loss of privacy, noise (particularly as a takeaway will do most of its trade later in the evening) including the slamming of car doors, smells and disturbance.
- The back doors of the property overlook neighbouring back gardens and in fine weather the doors will be open making in it impossible to work or sit in their garden;
- The proposals could potentially cause an increase in vermin due to food waste etc. being left outside in unsealed waste containers;
- Extra traffic. There have been a number of accidents in this spot over the past few years. Lawrence Lane is a very busy road and once staff are parked at the premises there won't be much room for customers. It has no proper off road parking facilities and is close to the junction with The Green and Doctors Lane. Vehicles are frequently parked near the junction on many evenings already;
- In this day and age not many people will walk to a takeaway;
- Customers will block access to surrounding properties;
- Eccleston already has a chip shop, Chinese takeaway, two pubs, a wine bar, two bakeries, a supermarket, a late shop and a restaurant producing food during the day or at night, there is no need for any more;
- Takeaway containers are frequently dropped on the ground adding to the litter problem throughout the village and people deposit left over food and containers over their garden walls. Another closer takeaway will add to this problem;
- A takeaway attracts groups of people as well as traffic and they have in the past experienced problems with noise caused by groups loitering outside the property when it was last in use;
- A takeaway encourages an unsavoury element to

congregate late at night. Increased occupation of the area late in the evening could possibly lead to opportunist theft and entry to the surrounding business properties;

- The Government is promoting healthy eating to school children and the general public. This appears to be in stark contrast to encouraging more fast food outlets in a village that already has so many;
- It is a residential area which already has to cope with traffic from other commercial uses in the area;
- Lawrence Lane is very narrow with poor street lighting and a poor quality road surface and pavements;
- A drain at the back door was always running over with dirty water when the property was previously in use;
- The proposals may result in more people using Parr Lane as access, which is a narrow road that already struggles to cope with the existing traffic that uses it.

A further letter states that they generally welcome the application as it will be an asset to the community, will bring life to a vacant building and will bring employment opportunities to the village. Their only concern is regarding the effect on highway safety and parking. As the Lawrence Lane – The Green crossroads is already very busy, any additional traffic will increase the potential risk factor of vehicles turning in and out of this junction. The parking is very limited and this could have a negative impact upon the residents in close proximity to the proposed development.

A letter of support has been received from a neighbour of the applicants existing hot food takeaway in Tarleton. They state that the business is extremely tidy and well presented and unlike a pub or late night shop such as a Spar no one congregates outside the shop and there has never been any problem with litter or leftover food. It is not the kind of business that would attract young people, as they are fairly expensive Indian meals and from their observations it would appear the busiest period is between 5.00pm and 8.00pm. Therefore, there is very little parking outside the premises after 9.30pm and no late night traffic whatsoever. After 9.30pm there is very limited trade to the premises as most people wish to eat prior to 9.00pm.

The applicants business in Tarleton is a credit to him, being clean, tidy, and efficient with excellent relationships with his immediate neighbours and the village as a whole. They recommend the business to Eccleston and believe it would become a very valuable part of the village and a resource to it.

#### **Assessment:**

The property was last used as a convenience store, but has permission to be changed to an A3 use (restaurants and cafes). Small retail developments outside designated shopping areas (which this site is) are covered by Policy SP8 of the Adopted Chorley Borough Local Plan Review. This policy does not seek to protect or prevent existing shops from changes of use so the proposals are not contrary to this policy.

Policy GN3 states a number of criteria that development in Eccleston will be restricted to. This includes the reuse of existing buildings and therefore the proposals comply with this policy.

#### Highways

The existing lawful use of the property is as a shop (A1 use) with planning permission for an A3 (restaurants and cafes) use allowed at appeal. This is therefore a material consideration in deciding the current application for a hot food takeaway. The use of the premises for A1 goes back to the 1970s and therefore there are no opening hours restrictions on the premises. Prior to this the property had been used as a cinema and had permission to be used as a car showroom. The A1 (shop) use could be resumed without planning permission being required with unlimited opening hours.

In terms of parking, I agree with many comments made by the local residents. The current property has an area of forecourt parking, which provides for approximately 6 cars. However, in terms of the likely amount of traffic to be generated by the proposal, it is not considered that a takeaway (A5) use would result in a significant increase beyond that which could be expected to result from a resumption of the existing lawful shop (A1) use at the site, which has no hours restriction. In addition, in terms of parking the customers of the proposed takeaway would not stay as long than if they were visiting a café or restaurant (A3 use), which was allowed at appeal. These factors must be a material consideration in determining this application. Therefore, on the basis that there is an extant permission for the premises to be used as a restaurant or cafe (A3) (allowed on appeal) and its previous use as a local convenience store (open until late at night) could be resumed without the need for planning permission, it is considered it would be very difficult to substantiate a refusal on highway grounds at appeal or in terms of policy TR4.

#### Neighbour Amenity

The same issues surrounding the properties lawful use as a shop (A1) and the extant permission granted at appeal for a (A3) restaurant or café use, also arise in terms of neighbour amenity. The existing shop use has no hour's restriction on it, and the inspector permitted opening hours of 08.0hrs to 23.3hrs for a restaurant or café at appeal. The applicant for the hot food takeaway (A5) now applied for requests opening hours until 10.30pm Sunday to Thursday and until 11.00pm on Fridays and Saturdays. This is less than the premises could currently open lawfully. Therefore, again it is not considered that an A5 use would result in a significant increase in neighbour amenity issues beyond that which could be expected to result from a resumption of the existing lawful A1 use or A3 use at the site. This is particularly the case bearing in mind its use as a convenience store that was open in the evenings and the 11.30pm opening hours permitted by the inspector. Therefore, the impact of the proposals would not be so significantly different in terms of policy EP20: Noise and EP21: Air Pollution to its lawful and permitted uses.

The appeal inspector stated that the area is one of mixed uses, including some potentially noisy commercial uses and none of the nearby houses overlook the front of the application premises. Although the appeal inspector stated that the noise likely to be generated by a restaurant or café (A3) use would in her opinion, be less than if it was used as a hot food takeaway (A5), in considering this application it is not considered that the noise would be worse than if the existing late-use shop (A1) use was to resume.

Circular 11/95: The Use of Conditions in Planning Permission, states that conditions can enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. In this case applying a condition requiring details of an extraction system to be provided and approved in writing before development is commenced would ensure that a satisfactory system was put in place to protect neighbours from unacceptable levels of noise and odours and ensure it is erected on an elevation of the building away from residential properties.

**Conclusion:**

While I accept the concerns of residents, the lawful use of the property (A1 shop) and the permission granted at appeal for a restaurant of café (A3), allowed to open until 11.30pm, must be given significant weight in determining the application. As stated above, it is not considered that an A5 use would result in a significant increase in parking or neighbour amenity issues beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site, to warrant refusal of the application. In addition the hours of opening (which will be controlled by condition) are more restrictive, which will reduce noise and disturbance in the later hours of the evening. On this basis any refusal would be very difficult to substantial at appeal. The application is therefore recommended for approval subject to the following conditions.

**Recommendation: Permit Full Planning Permission Conditions**

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

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

2. Before development commences, a plan showing the marking out of the forecourt car park shall be submitted to and approved in writing by the local planning authority. The car park shall be marked out in accordance with the approved plan before the premises are first used as a hot food takeaway, and the parking spaces shall be kept permanently available for the parking and manoeuvring of vehicles and for no other purpose.

*Reason: To ensure adequate on site provision of car parking in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.*

3. Before development commences full details of the fume extraction and filtration systems shall be submitted to and approved in writing by the local planning authority. Prior to the commencement of the use hereby permitted, the systems shall be installed in accordance with the approved details, and shall be used and maintained thereafter in accordance with the manufacturers' instructions.

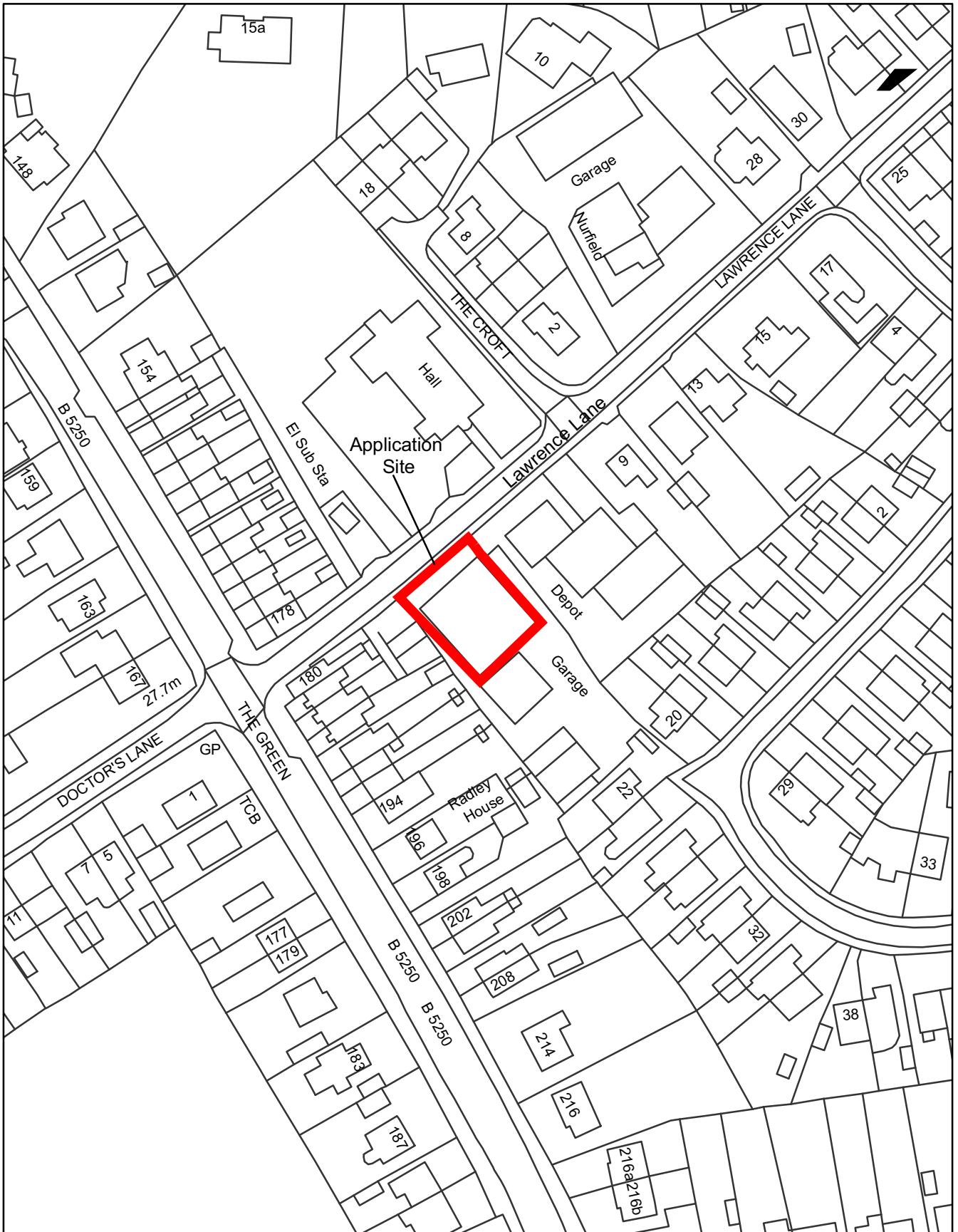
*Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21 of the adopted Chorley Borough Local Plan Review.*

4. The use hereby permitted shall be restricted to the hours between 08.00hrs and 22.30hrs Sunday to Thursday inclusive, and between 08.00hrs and 23.00hrs on Friday and Saturdays.

*Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 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:  
**07/00156/COU**

Grid Ref:  
**E: 352100**  
**N: 417087**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 4**

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	03.04.2006

## ENFORCEMENT ITEM

### ERECTION OF 1 INTERNALLY ILLUMINATED DOUBLE SIDED FREESTANDING SIGN – ALDI SUPERMARKET HARPERS LANE CHORLEY

#### 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 raises no issues of corporate priorities.

#### RISK ISSUES

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

#### BACKGROUND

4. A retrospective planning application for the erection of 1 internally illuminated double sided freestanding sign at Aldi Supermarket, Harpers Lane, Chorley (application reference 06/01297/ADV), appears on this agenda. The recommendation is for advertisement consent to be refused. If members agree with the recommendation, given that the application is submitted in retrospect and the sign is being displayed unlawfully, then it would be expedient to take enforcement action for the reasons set out in the main report.

#### COMMENTS OF THE DIRECTOR OF FINANCE

5. No comments.

#### COMMENTS OF THE HEAD OF HUMAN RESOURCES

6. No comments.

#### RECOMMENDATION

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

JANE MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

#### Report Author

Lyndsey Cookson

#### Ext

5230

#### Date

19 March 2007

#### Doc ID

#### Background Papers

##### Document

Planning Application

##### Date

23/11/06

##### File

9/06/01297/ADV

##### Place of Inspection

Civic Offices Union Street



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Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	3 April 2007

### **ENFORCEMENT ITEM**

### **ERECTION OF TIMBER POST AND PANEL FENCE 1.9M IN HEIGHT ADJACENT TO HIGHWAY USED BY MOTOR VEHICLES AND ERECTION OF GARDEN SHED– 41 WRAY CRESCENT ULNES WALTON LEYLAND PR26 8NH**

#### **PURPOSE OF REPORT**

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

#### **CORPORATE PRIORITIES**

2. This report does not affect the corporate priorities.

#### **RISK ISSUES**

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

#### **BACKGROUND**

4. A retrospective planning application for the erection of a boundary fence at 41 Wray Crescent, Ulnes Walton, Leyland, PR 26 8NH, application 07/00075/FUL refers, has been presented on this agenda with a recommendation for refusal. The application is for the retention of a timber post and panel fence to a height of 1.9m that has been erected along the northern boundary of this property, which is located on a corner location. In addition to the fence, a garden shed has been erected on land to the front of the property, which does not benefit from any permitted development rights and no planning permission has been sought for this shed.

#### **POLICY**

5. The property lies in the designated Green Belt.

#### **ASSESSMENT**

6. The issue to consider is whether the development meets with Policy DC1 and GN5. The proposal will be a prominent feature in the street scene by virtue of its size, its length design and colour treatment. Such a fence will have a significantly adverse impact on the character of the street due to its prominence on the boundary of this property that sits in a prominent corner location. The fence together with the shed by virtue of their heights, design and position on a corner plot will be out of character with the surrounding area which is predominantly open in nature and will have a detrimental impact on the street scene, and is therefore contrary to policy GN5, which seeks to ensure that the design of proposed development are well related to their surroundings.



It is considered that the fence and shed by reason of their heights, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

#### **COMMENTS OF THE DIRECTOR OF FINANCE**

7. No comments.

#### **COMMENTS OF THE HEAD OF HUMAN RESOURCES**

8. No comments.

#### **RECOMMENDATION 1**

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 erection of a timber post and panel fence adjacent to a highway used by vehicular traffic that is over 1 metre in height.

- (a) Remedy for Breach

- i. Reduce the heights of the posts and fence panels between points A and B, as shown on the attached plan, to a height of 1 metre when measured from ground level, thereby benefiting as permitted development granted by virtue of, Schedule 2, Part 2, Class A, The Town & Country Planning (General Permitted Development) Order 1995.

#### **RECOMMENDATION 2**

- 10 That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the erection of a shed.

- (a) Remedy for Breach

- i. Remove the shed from the land.

- (b) Periods for Compliance

The periods of compliance for recommendations 1 & 2 are three months.

- (c) Reason

- (i) The fence and shed are by virtue of their heights, design and position on a corner plot will be out of character with the surrounding area which is predominantly open in nature and will have a detrimental impact on the street scene, and is therefore contrary to policy GN5, which seeks to ensure that the design of proposed development are well related to their surroundings.

- (ii) It is considered that the fence and shed by reason of their heights, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT & REGENERATION

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Steve Aldous	5414	3 April 2007	
<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Planning Application		07/00075/FUL	Union Street Offices

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	03.04.2007

## **PLANNING APPEALS AND DECISIONS - NOTIFICATION**

### **PURPOSE OF REPORT**

- 1 To advise Committee of notification received from the Planning Inspectorate, between 26 February and 16 March 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 None

### **PLANNING APPEALS DISMISSED**

- 5 None

### **PLANNING APPEALS ALLOWED**

- 6 None

### **PLANNING APPEALS WITHDRAWN**

- 7 Appeal by Mr J Butcher against the refusal of tree works for the removal of a sycamore tree covered by TPO4 (Heath Charnock) 1981 (Application No. 06/00457/TPO).



**LANCASHIRE COUNTY COUNCIL DECISIONS**

- 8 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 at Duke Street County Primary School, Duke Street, Chorley (Application No. 07/00036/CTY), Approved.
- 9 Erection of single storey extension to provide secure entrance/lobby area touchdown zone and enlarge reception at The Woodlands Centre, Southport Road, Chorley (Application No. 07/00035/CTY), Approved.

**RECOMMENDATION**

- 10 That the report be noted.

J E MEEK  
 DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>				
<b>Document</b>		<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
7	Letter from Planning Inspectorate	7/3/2007	06/00457/TPO	Union Street Offices
8	Letter from Lancashire CC	15/3/2007	07/00036/CTY	"
9	"	7/3/2007	07/00035/CTY	"

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Taylor	5346	22/3/2007	ADMINREP/REPORT



<b>Report of</b>	<b>Meeting</b>	<b>Date</b>
Director of Development and Regeneration	Development Control Committee	03.04.2007

## **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS**

<b>Application No.</b>	<b>Recommendation</b>	<b>Location</b>
07/00080/FUL	Permit Full Planning Permission	Rosehill House 6 Dane Hall Lane Euxton Chorley Lancashire
07/00123/ADV	Advertising Consent	J & A Rigbye & Sons 98 Towngate Eccleston Chorley PR7 5QS

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22 March 2007

### LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 26 February and 20 March 2007

<b>Plan Ref</b>	05/00861/LBC	<b>Date Received</b>	24.08.2005	<b>Decision</b>	Grant Listed Building Consent
<b>Ward:</b>	Brindle And Hoghton	<b>Date Decided</b>	02.03.2007		
<b>Proposal :</b>	Proposed renovation of existing farm house, including minor internal alterations to allow the house to be made habitable				
<b>Location :</b>	Duxon Hill Farm Duxon Hill Brindle Lancashire PR6 8PF				
<b>Applicant:</b>	The De Hoghton Estate, Hoghton Tower, Hoghton, Lancashire, Pr5 1SH				
<hr/>					
<b>Plan Ref</b>	06/00615/CLEUD	<b>Date Received</b>	24.05.2006	<b>Decision</b>	Refuse Certificate of Lawfulness Est Use
<b>Ward:</b>	Lostock	<b>Date Decided</b>	08.03.2007		
<b>Proposal :</b>	Certificate of Lawfulness for the erection of stables within the curtilage,				
<b>Location :</b>	Ash House Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LU				
<b>Applicant:</b>	Pat Calderbank Ash House Farm Ulnes Walton Lane Ulnes Walton Leyland				
<hr/>					
<b>Plan Ref</b>	06/00725/FUL	<b>Date Received</b>	23.06.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Adlington & Anderton	<b>Date Decided</b>	02.03.2007		
<b>Proposal :</b>	Formation of a sand paddock				
<b>Location :</b>	Rigby House Farm The Common Adlington Chorley PR7 4DP				
<b>Applicant:</b>	Mr Stuart Ashburn 6 Ellerbeck View Castle House Lane Adlington Chorley PR7 4DL				

**Plan Ref** 06/00931/FUL      **Date Received** 08.08.2006      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 02.03.2007

**Proposal :** Creation of a wild flower meadow and pond with retention of existing orchard site size 1.5 acres

**Location :** Carr House Carr House Lane Bretherton Leyland PR26 9AR

**Applicant:** Doctor Clive Elphick Carr House Carr House Lane Bretherton Leyland PR26 9AR

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**Plan Ref** 06/00965/FUL      **Date Received** 24.08.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 02.03.2007

**Proposal :** Formation of hardstanding to accommodate caravans or camper vans,

**Location :** White Bear Marina Park Road Adlington Chorley Lancashire

**Applicant:** Mr Bruce Carman British Waterways Marinas Ltd Sawley Marina Tamworth Road Sawley Nottinghamshire NG10 3AE

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**Plan Ref** 06/00994/TPO      **Date Received** 23.08.2006      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 27.02.2007

**Proposal :** Felling of tree. (Tree Preservation Order 13 Whittle-le-Woods 1992)

**Location :** 10 The Ridings Whittle-Le-Woods Chorley PR6 7QH

**Applicant:** Mr And Mrs Dry 10 The Ridings Whittle-Le-Woods Chorley PR6 7QH

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**Plan Ref** 06/01072/CLEUD      **Date Received** 20.09.2006      **Decision** Grant Cert of Lawfulness for Est Use

**Ward:** Adlington & Anderton      **Date Decided** 28.02.2007

**Proposal :** To continue the existing use of DIY livery stables on the land

**Location :** Rigby House Farm The Common Adlington Chorley PR7 4DP

**Applicant:** Mr S Ashburn 6 Ellerbeck View Castle House Lane Adlington Chorley PR7 4DL

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**Plan Ref** 06/01129/FUL      **Date Received** 09.10.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 02.03.2007

**Proposal :** Convert existing garage, erect single storey rear and side extensions  
**Location :** 36 Melrose Way Chorley PR7 3EX  
**Applicant:** Mr & Mrs Wong 36 Melrose Way Chorley PR7 3EX

---

**Plan Ref** 06/01145/OUT      **Date Received** 10.10.2006      **Decision** Permit Outline Planning Permission

**Ward:** Chorley South East      **Date Decided** 02.03.2007

**Proposal :** Outline Application for 3No dwellings  
**Location :** 65 & 67 Bolton Road Chorley PR7 3AU  
**Applicant:** Mr & Mrs Brennan 65 & 67 Bolton Road Chorley PR7 3AU

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**Plan Ref** 06/01187/TPO      **Date Received** 20.10.2006      **Decision** Consent for Tree Works

**Ward:** Chorley East      **Date Decided** 02.03.2007

**Proposal :** Crown reduce or remove assorted trees (removed trees to be replaced) some covered by TPO4 (Chorley) 2003  
**Location :** Crosse Hall Farm Crosse Hall Fold Chorley Lancashire PR6 9AN  
**Applicant:** Morris Homes North Merland House, 18 The Parkes, Newton Le Willows, Mersey Side, WA12 0JQ

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**Plan Ref** 06/01226/FUL      **Date Received** 02.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 02.03.2007

**Proposal :** Proposed storey height and side extension to offices  
**Location :** 33 - 35 Hollinshead Street Chorley PR7 1EP  
**Applicant:** Mr Peter Watson Oliver House Hallgate Astley Village

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**Plan Ref** 06/01231/LBC      **Date Received** 31.10.2006      **Decision** Grant Listed Building Consent

**Ward:** Chorley North East      **Date Decided** 09.03.2007

**Proposal :** Listed Building Consent for the demolition of existing boundary walls, pillars and gate to the front of the property, to be replaced with wrought and cast ironwork railings and gates,

**Location :** 12 Park Road Chorley Lancashire PR7 1QN

**Applicant:** A W & D J Morwood 12 Park Road Chorley Lancashire PR7 1QN

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**Plan Ref** 06/01240/FULMA J      **Date Received** 06.11.2006      **Decision** Application Withdrawn

**Ward:** Astley And Buckshaw      **Date Decided** 01.03.2007

**Proposal :** Construction of 30 no. houses and 28 no.apartments with associated parking.

**Location :** Parcel 7 Land 30m South Of 60 Main Street Buckshaw Village Euxton

**Applicant:** Barratt Manchester 683 Chester Road Manchester M16 0QS

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**Plan Ref** 06/01255/FUL      **Date Received** 09.11.2006      **Decision** Application Withdrawn

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 28.02.2007

**Proposal :** Erection of extensions both sides of park home,

**Location :** 47 Elm Grove, Cuerden Residential Park Clayton-Le-Woods Leyland PR25 5PH

**Applicant:** Mrs M Kay 47 Elm Grove, Cuerden Residential Park Clayton-Le-Woods Leyland PR25 5PH

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**Plan Ref** 06/01283/LBC      **Date Received** 22.11.2006      **Decision** Grant Listed Building Consent

**Ward:** Lostock      **Date Decided** 07.03.2007

**Proposal :** Retrospective application for replacement of timber truss with steel truss and retention of window in south elevation. Installation of timber windows to replace UPVC, demolition of conservatory and removal of bargeboards,

**Location :** Blackamoor Hall 201 South Road Bretherton Leyland PR26 9AJ

**Applicant:** J A Watkinson 33 Chambers Lane Mynydd Isa Mold Flintshire CH7 6UB

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**Plan Ref** 06/01296/REMM **Date Received** 27.11.2006 **Decision** Application  
AJ Withdrawn  
**Ward:** Astley And **Date Decided** 01.03.2007  
Buckshaw

**Proposal :** Construction of 74 houses with associated parking on 6 Acres of land  
**Location :** Parcel J Buckshaw Avenue Buckshaw Village Euxton Lancashire  
**Applicant:** Barratt Manchester Worrall House 683 Chester Road Manchester M16 0QS

**Plan Ref** 06/01318/ADV **Date Received** 07.12.2006 **Decision** Advertising  
Consent  
**Ward:** Wheelton And **Date Decided** 02.03.2007  
Withnell

**Proposal :** Part retrospective/ part proposed application for the erection of two hoardings  
**Location :** Downshire House Reproductions Abbey Mill Bolton Road Abbey Village Chorley  
**Applicant:** J McCabe & Sons Ltd J McCabe & Sons Ltd Abbey Mill Bolton Road Abbey Village  
Chorley PR6 8DA

**Plan Ref** 06/01333/FUL **Date Received** 04.12.2006 **Decision** Permit Full  
Planning  
Permission  
**Ward:** Heath Charnock **Date Decided** 27.02.2007  
And Rivington

**Proposal :** Erection of rear conservatory,  
**Location :** 50 Lower Hill Drive Heath Charnock Chorley PR6 9JP  
**Applicant:** Mr & Mrs Singleton 50 Lower Hill Drive Heath Charnock Chorley PR6 9JP

**Plan Ref** 06/01342/COU **Date Received** 12.12.2006 **Decision** Permit Full  
Planning  
Permission  
**Ward:** Coppull **Date Decided** 02.03.2007

**Proposal :** Proposed change of use from residential house to two one bedroom flats  
**Location :** 258 Spendmore Lane Coppull Chorley PR7 5DE  
**Applicant:** Paul Andrews 96 Richmond Road Ecclestone Chorley Lancashire PR7 5SR

**Plan Ref** 06/01349/COU **Date Received** 08.12.2006 **Decision** Application  
Withdrawn  
**Ward:** Lostock **Date Decided** 06.03.2007

**Proposal :** Demolish existing dutch barn, chicken shed, calving stalls and erect a single storey  
building for the production and retail of ice cream/cafeteria, indoor childrens play  
area, new vehicular access and parking area  
**Location :** Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB  
**Applicant:** Mr & Mrs Deacon Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB

**Plan Ref** 06/01353/FUL      **Date Received** 06.12.2006      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Chorley East      **Date Decided** 05.03.2007

**Proposal :** First floor rear extension, single storey extension at front and room in roof space,  
**Location :** 5 Seymour Street Chorley PR6 0RR  
**Applicant:** Mr A Manan 5 Seymour Street Chorley PR6 0RR

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**Plan Ref** 06/01357/FUL      **Date Received** 08.12.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Pennine      **Date Decided** 14.03.2007

**Proposal :** Retrospective planning for timber shed to east of block of stables.  
**Location :** Land Off Heapey Road Heapey Lancashire  
**Applicant:** Mr Des Goodram 11 Black Brook Close Heapey Chorley PR6 9AJ

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**Plan Ref** 06/01377/FUL      **Date Received** 14.12.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Euxton South      **Date Decided** 28.02.2007

**Proposal :** Erection of garage and utility extension to side with bedroom over and formation of  
dormer to front,  
**Location :** 24 Highways Avenue Euxton Chorley PR7 6PA  
**Applicant:** Mr Hamilton 24 Highways Avenue Euxton Chorley PR7 6PA

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**Plan Ref** 06/01380/FUL      **Date Received** 08.12.2006      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Brindle And  
Hoghton      **Date Decided** 02.03.2007

**Proposal :** Demolition of existing building and erection of new dwelling  
**Location :** Tullis Cottage Sandy Lane Brindle Chorley PR6 8NQ  
**Applicant:** Mr D Fellows C/O Agent

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**Plan Ref** 06/01382/COU      **Date Received** 19.12.2006      **Decision** Application  
Withdrawn

**Ward:** Brindle And  
Hoghton      **Date Decided** 06.03.2007

**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 The Coach House Chorley Road Withnell Chorley PR6 8BG

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**Plan Ref** 06/01384/FUL      **Date Received** 19.12.2006      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 06.03.2007

**Proposal :** Demolition of existing attached and detached garages followed by rebuilding at a lower slab level with minor changes to design and scale, lower the level of the existing parking area to the front of the house and provide retaining walls where necessary, two single storey extensions to house one including a conservatory and retrospective application for blockwork retaining walls to tennis court and the rear of the house,

**Location :** Prospect House Whins Lane Wheelton Chorley PR6 8HN

**Applicant:** Mr & Mrs Taylor Prospect House Whins Lane Wheelton Chorley PR6 8HN

**Plan Ref** 06/01387/FUL      **Date Received** 20.12.2006      **Decision** Application Withdrawn

**Ward:** Brindle And Hoghton      **Date Decided** 20.03.2007

**Proposal :** Portal storage building (class B8 use)

**Location :** Hatchwood Farm Gowans Lane Brindle Chorley PR6 8NU

**Applicant:** J Rainford And Sons C/o Agent

**Plan Ref** 06/01390/FUL      **Date Received** 20.12.2006      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 01.03.2007

**Proposal :** Erection of two storey and single storey extension to side and first floor extension to rear,

**Location :** 3 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF

**Applicant:** Mr & Mrs B Lees 3 Yew Tree Villas Preston Road Charnock Richard Lancashire PR7 5LF

**Plan Ref** 06/01396/FUL      **Date Received** 18.12.2006      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 02.03.2007

**Proposal :** First floor rear extension, single storey rear extension and velux windows to rear elevation roof.

**Location :** 19 Westhead Road Croston Leyland PR26 9RQ

**Applicant:** Mr And Mrs D Taylor 19 Westhead Road Croston Leyland PR26 9RQ

**Plan Ref** 06/01397/FUL      **Date Received** 21.12.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 07.03.2007

**Proposal :** Erection of single storey side extension to be used as granny annexe,  
**Location :** 27 Redwood Drive Chorley PR7 3BW  
**Applicant:** Mr & Mrs Reeves 27 Redwood Drive Chorley PR7 3BW

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**Plan Ref** 06/01405/TEL      **Date Received** 22.12.2006      **Decision** Prior Notification for Telecom - Refusal

**Ward:** Adlington & Anderton      **Date Decided** 13.03.2007

**Proposal :** Prior notification for the erection of 15m high ultra slim streetworks style mast accommodating 3 antenna, 1 dish, radio equipment housing and associated works,  
**Location :** Footpath 40m South Of The Forge Westhoughton Road Adlington  
**Applicant:** Hutchison 3G (UK) Ltd C/o Agent

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**Plan Ref** 07/00001/FUL      **Date Received** 02.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 01.03.2007

**Proposal :** Erection of agricultural storage building and adjacent hardstanding,  
**Location :** Ricroft Nurseries Quaker Brook Lane Hoghton Lancashire PR5 0JA  
**Applicant:** Mr N Peter Ricroft Nurseries Quaker Brook Lane Hoghton Lancashire PR5 0JA

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**Plan Ref** 07/00003/FUL      **Date Received** 03.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 13.03.2007

**Proposal :** Erection of single storey rear extension, rear conservatory, car port to side and porch to front,  
**Location :** 38 Thirlmere Close Adlington Chorley PR6 9QD  
**Applicant:** Mr & Mrs Caton 38 Thirlmere Close Adlington Chorley PR6 9QD

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**Plan Ref** 07/00005/TPO      **Date Received** 08.01.2007      **Decision** Split Decision

**Ward:** Adlington & Anderton      **Date Decided** 02.03.2007

**Proposal :** Felling of nine trees within Tree Preservation Order No 6 Anderton 2003 and No 8 Anderton 2002.

**Location :** St Josephs Roman Catholic Church Bolton Road Anderton Chorley PR6 9LX

**Applicant:** St Josephs Church Bolton Road Anderton

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**Plan Ref** 07/00007/FUL      **Date Received** 04.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 20.03.2007

**Proposal :** Erection of single storey side extension,

**Location :** 9 Stoney Holt Clayton-Le-Woods Leyland PR25 5US

**Applicant:** Mr N Hodgson 9 Stoney Holt Clayton-Le-Woods Leyland PR25 5US

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**Plan Ref** 07/00012/FUL      **Date Received** 08.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 01.03.2007

**Proposal :** Formation of rear dormer,

**Location :** 56 Wigan Road Euxton Chorley PR7 6JT

**Applicant:** Mr & Mrs Tyldesley 56 Wigan Road Euxton Chorley PR7 6JT

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**Plan Ref** 07/00013/FUL      **Date Received** 08.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 08.03.2007

**Proposal :** Construction of two stables and tack room.

**Location :** Bond Villa North Road Bretherton Lancashire PR26 9AY

**Applicant:** Mr And Mrs J Wall Bond Villa North Road Bretherton Lancashire PR26 9AY

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**Plan Ref** 07/00014/FUL      **Date Received** 08.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 08.03.2007

**Proposal :** Two storey rear extension and single storey side extension.

**Location :** 47 Red House Lane Eccleston Chorley PR7 5RH

**Applicant:** Mr And Mrs Frankland 47 Red House Lane Eccleston Chorley PR7 5RH

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**Plan Ref** 07/00015/FUL      **Date Received** 05.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 02.03.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 25 Lancashire Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire  
**Applicant:** Mr Drinkwater 25 Lancashire Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7BJ

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**Plan Ref** 07/00016/FUL      **Date Received** 08.01.2007      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South  
East      **Date Decided** 02.03.2007

**Proposal :** Erection of roof extension at side, including new dormer to front and extension of rear dormer,  
**Location :** 27 Worcester Place Chorley PR7 4AP  
**Applicant:** Mr & Mrs Simmons 27 Worcester Place Chorley PR7 4AP

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**Plan Ref** 07/00017/FUL      **Date Received** 08.01.2007      **Decision** Application Withdrawn

**Ward:** Lostock      **Date Decided** 28.02.2007

**Proposal :** Erection of two storey side extension,  
**Location :** Moss Hey North Road Bretherton Lancashire PR26 9AY  
**Applicant:** Mr & Mrs Rawcliffe Moss Hey North Road Bretherton Lancashire PR26 9AY

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**Plan Ref** 07/00019/OUT      **Date Received** 05.01.2007      **Decision** Refusal of Outline Planning Permission

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 02.03.2007

**Proposal :** Outline planning permission for the erection of 2No semi detached houses  
**Location :** Land 20m North East Of 35 - 37 Chorley Road Heath Charnock Lancashire  
**Applicant:** Mrs Davis 35 Chorley Road Heath Charnock Lancashire PR6 9LD

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**Plan Ref** 07/00020/TPO      **Date Received** 12.01.2007      **Decision** Consent for Tree Works

**Ward:** Pennine      **Date Decided** 02.03.2007

**Proposal :** Felling of tree (Tree Preservation Order No 8 Whittle-le-Woods)  
**Location :** 16 Spring Mews Whittle-le-Woods Chorley Lancashire PR6 8AS  
**Applicant:** Mr Dan Doughty 16 Spring Mews Whittle Springs Chorley PR6 8AS

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**Plan Ref** 07/00022/COU      **Date Received** 09.01.2007      **Decision** Application Withdrawn  
**Ward:** Lostock      **Date Decided** 06.03.2007

**Proposal :** Change of use from shop to residential dwelling,  
**Location :** 80 Station Road Croston Leyland PR26 9RN  
**Applicant:** Mr K S Harkess 80 Station Road Croston Leyland PR26 9RN

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**Plan Ref** 07/00023/FUL      **Date Received** 09.01.2007      **Decision** Permit Full Planning Permission  
**Ward:** Astley And Buckshaw      **Date Decided** 06.03.2007

**Proposal :** Erection of first floor side extension and single storey rear extension,  
**Location :** 71 Wymundsley Astley Village Chorley Lancashire PR7 1US  
**Applicant:** Mr & Mrs Lee 71 Wymundsley Astley Village Chorley Lancashire PR7 1US

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**Plan Ref** 07/00024/FUL      **Date Received** 09.01.2007      **Decision** Permit Full Planning Permission  
**Ward:** Lostock      **Date Decided** 06.03.2007

**Proposal :** Erection of first floor extension,  
**Location :** The Burrow Marl Cop Bretherton Leyland PR26 9BD  
**Applicant:** Mr S Thobani The Burrow Marl Cop Bretherton Leyland PR26 9BD

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**Plan Ref** 07/00025/FUL      **Date Received** 10.01.2007      **Decision** Permit Full Planning Permission  
**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 07.03.2007

**Proposal :** Demolition of existing detached double garage and erection of two storey side extension,  
**Location :** 6 Far Nook Whittle-Le-Woods Chorley PR6 7NY  
**Applicant:** Mr K Flewitt 6 Far Nook Whittle-Le-Woods Chorley PR6 7NY

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**Plan Ref** 07/00026/FUL      **Date Received** 11.01.2007      **Decision** Permit Full Planning Permission  
**Ward:** Astley And Buckshaw      **Date Decided** 02.03.2007

**Proposal :** Erection of single storey rear extension and first floor rear extension,  
**Location :** Pear Tree House Farm Pear Tree Lane Euxton Chorley PR7 6DX  
**Applicant:** Mr & Mrs Crowther Pear Tree House Farm Pear Tree Lane Euxton Chorley PR7 6DX

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**Plan Ref** 07/00027/FUL      **Date Received** 12.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 13.03.2007

**Proposal :** Erection of two and single storey rear extension,  
**Location :** 48 Highfield Road South Chorley PR7 1RH  
**Applicant:** K McLaughlin 48 Highfield Road South Chorley PR7 1RH

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**Plan Ref** 07/00029/COU      **Date Received** 12.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 08.03.2007

**Proposal :** Change of use to hairdressers/beauty salon.  
**Location :** Caneworld 4 Hallgate Astley Village  
**Applicant:** Wendy Mullen 32 Burghwood Way Chorley PR7 2RT

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**Plan Ref** 07/00030/FUL      **Date Received** 05.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 02.03.2007

**Proposal :** Replacement of exterior doors to match existing and internal alterations associated with the sub-division of the existing offices into 7 seperate office units,  
**Location :** Lloyds TSB Bank Plc Units 2 And 3 Clayton Green Business Park Library Road Clayton-Le-Woods  
**Applicant:** Lloyds TSB Bank Plc 25 Gresham Street, London, EC2V 7HN

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**Plan Ref** 07/00034/FUL      **Date Received** 08.01.2007      **Decision** Refuse Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 02.03.2007

**Proposal :** Two storey side extension  
**Location :** Withnell Barn Farm Chorley Road Withnell Chorley PR6 8BG  
**Applicant:** Mr Darren Maycock Withnell Barn Farm Chorley Road Withnell Chorley PR6 8BG

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**Plan Ref** 07/00037/FUL      **Date Received** 15.01.2007      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 07.03.2007

**Proposal :** Erection of conservatory and single storey extension to side and detached garage,  
**Location :** 46 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LT  
**Applicant:** Mr G Yates 46 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LT

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**Plan Ref** 07/00039/CLPUD      **Date Received** 09.01.2007      **Decision** Grant Certificate of Lawfulness

**Ward:** Wheelton And Withnell      **Date Decided** 02.03.2007

**Proposal :** Proposed use as ancillary accommodation (for elderly parents) to the main house which does not require planning permission,  
**Location :** Harbour Barn Harbour Lane Wheelton Chorley PR6 8JR  
**Applicant:** Mr And Mrs M Vonwielligh Harbour Barn Harbour Lane Wheelton Chorley PR6 8JR

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**Plan Ref** 07/00040/FUL      **Date Received** 09.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 16.03.2007

**Proposal :** Single storey side extensions to the left and right elevation and the erection of a pitched roof to replace an existing flat roof to the side of the property.  
**Location :** 77 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP  
**Applicant:** Mr J Scragg 77 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

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**Plan Ref** 07/00042/FUL      **Date Received** 15.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 12.03.2007

**Proposal :** Two storey side extension and new roof to existing porch,  
**Location :** 241 Preston Road Clayton-Le-Woods Chorley PR6 7PY  
**Applicant:** Mr And Mrs J Sharples 241 Preston Road Clayton-Le-Woods Chorley PR6 7PY

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**Plan Ref** 07/00043/FUL      **Date Received** 16.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 13.03.2007

**Proposal :** Proposed two storey side extension  
**Location :** 36 Chester Place Adlington Chorley PR6 9RP  
**Applicant:** Mr & Mrs P Nolan 36 Chester Place Adlington Chorley PR6 9RP

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**Plan Ref** 07/00044/FUL      **Date Received** 16.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 09.03.2007

**Proposal :** Two storey side extension and single storey side extension.  
**Location :** 79 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TN  
**Applicant:** Mr And Mrs D Douglas 79 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TN

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**Plan Ref** 07/00048/FUL      **Date Received** 19.01.2007      **Decision** Application Withdrawn

**Ward:** Wheelton And Withnell      **Date Decided** 05.03.2007

**Proposal :** Proposed erection of 6no timber stables and integrated feed store. Proposed construction of 20m x 40m fenced sand paddock.  
**Location :** Close Gate Farm Buckholes Lane Higher Wheelton Chorley Lancashire  
**Applicant:** Mr & Mrs Chris Halton Closegate Farm Buckholes Lane Higher Wheelton Chorley Lancs PR6 3JL

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**Plan Ref** 07/00051/TEL      **Date Received** 17.01.2007      **Decision** Prior App not reqd - Telecom

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 06.03.2007

**Proposal :** Application for prior approval of the installation of 15 metre high slim line streetworks style mast accommodating 3 No. antennas contained within a cylindrical shroud, 1 No. 300mm dish, radio equipment housing and development ancillary thereto  
**Location :** Land 50m West Of The Hayrick Wigan Road Clayton-Le-Woods  
**Applicant:** Hutchinsons 3G (UK) Ltd C/o Agent

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**Plan Ref** 07/00052/CLPUD    **Date Received** 16.01.2007    **Decision** Grant Certificate of Lawfulness

**Ward:** Eccleston And Mawdesley    **Date Decided** 07.03.2007

**Proposal :** Application for the Certificate of Lawfulness for the proposed erection of a detached building to accommodate a swimming pool.

**Location :** Douglas Villa Meadow Lane Mawdesley Ormskirk L40 2QA

**Applicant:** Mr A Munro Douglas Villa Meadow Lane Mawdesley Ormskirk L40 2QA

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**Plan Ref** 07/00053/COU    **Date Received** 22.01.2007    **Decision** Application Withdrawn

**Ward:**    **Date Decided** 26.02.2007

**Proposal :** Retrospective application for the change of use of an existing building to storage of horseboxes and carriages, including stables and offices.

**Location :** Land 20m North East Of 21 Gorsey Lane Mawdesley

**Applicant:** Miss J Hughes 21 Gorsey Lane Mawdesley Ormskirk Lancashire L40 3TE

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**Plan Ref** 07/00054/FUL    **Date Received** 18.01.2007    **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw    **Date Decided** 07.03.2007

**Proposal :** Erection of single storey side extension,

**Location :** 4 Clematis Close Euxton Chorley PR7 1BZ

**Applicant:** Dr J & Mrs S Harrison 4 Clematis Close Euxton Chorley PR7 1BZ

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**Plan Ref** 07/00055/FUL    **Date Received** 18.01.2007    **Decision** Application Withdrawn

**Ward:** Adlington & Anderton    **Date Decided** 01.03.2007

**Proposal :** Demolition existing rear conservatory and detached side garage erection of single storey side and rear extensions incorporating a firsts floor rear balcony. The erection of a raised roof to replace the existing roof to accommodate additional living accommodation above the existing house and proposed rear extension

**Location :** Hyland Bolton Road Anderton Chorley PR6 9HW

**Applicant:** Mr B Turner Guidden House, 23 Arbou Lane, Standish, Wigan, WN6 0YJ

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**Plan Ref** 07/00056/FUL      **Date Received** 18.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 02.03.2007

**Proposal :** Proposed TV antenna, swap out of existing analogue TV antennas for digital TV antennas and temporary enabling works including 3No containerised TV transmitters and containerised generator and fuel tank.

**Location :** Ntl Transmitting Station Winter Hill Rivington Lancashire

**Applicant:** Arqiva C/o Agent

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**Plan Ref** 07/00057/FUL      **Date Received** 22.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 16.03.2007

**Proposal :** Demolish existing rear conservatory and erect new conservatory

**Location :** 132 Bury Lane Withnell Chorley PR6 8SN

**Applicant:** Mr & Mrs Naidoo 132 Bury Lane Withnell Chorley PR6 8SN

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**Plan Ref** 07/00058/CLEUD      **Date Received** 22.01.2007      **Decision** Refuse Certificate of Lawfulness Est Use

**Ward:** Heath Charnock And Rivington      **Date Decided** 02.03.2007

**Proposal :** Continued use of part of a building for the manufacture and sale of soft furnishings

**Location :** Cockers Farm House Long Lane Heath Charnock Chorley PR6 9EE

**Applicant:** L & B M Catterall Cockers Farm House Long Lane Heath Charnock Chorley PR6 9EE

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**Plan Ref** 07/00060/FUL      **Date Received** 22.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 19.03.2007

**Proposal :** New shop front, and formation of self contained first floor flat with rear external staircase,

**Location :** 12 Pall Mall Chorley Lancashire PR7 2LA

**Applicant:** Mr & Mrs Patel 22 Goulding Street Chorley PR7 3EP

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**Plan Ref** 07/00061/FUL      **Date Received** 22.01.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 15.03.2007

**Proposal :** Erection of single storey rear extension and conservatory,  
**Location :** 60 Bradley Lane Eccleston Chorley PR7 5RJ  
**Applicant:** G Noblett Esq. 60 Bradley Lane Eccleston Chorley PR7 5RJ

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**Plan Ref** 07/00063/FUL      **Date Received** 22.01.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 16.03.2007

**Proposal :** Demolition of existing rear extension and outbuildings and erection of two storey  
rear extension and detached garage,  
**Location :** The Grove Smithy Lane Mawdesley Ormskirk L40 2QG  
**Applicant:** Mr & Mrs J Dickinson The Grove Smithy Lane Mawdesley Ormskirk L40 2QG

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**Plan Ref** 07/00064/LBC      **Date Received** 22.01.2007      **Decision** Grant  
Listed  
Building  
Consent

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 16.03.2007

**Proposal :** Listed Building Consent for the demolition of existing rear extension and  
outbuildings & erection of 2 storey rear extension & detached garage with loft room.  
**Location :** The Grove Smithy Lane Mawdesley Ormskirk L40 2QG  
**Applicant:** Mr & Mrs J Dickinson The Grove Smithy Lane Mawdesley Ormskirk L40 2QG

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**Plan Ref** 07/00065/FUL      **Date Received** 19.01.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chisnall      **Date Decided** 15.03.2007

**Proposal :** Two storey side extension  
**Location :** 142 Wood Lane Heskin Lancashire PR7 5NP  
**Applicant:** J Threlfall 86A Towngate Eccleston Chorley PR7 5QS

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**Plan Ref** 07/00070/FUL      **Date Received** 25.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 16.03.2007

**Proposal :** Extension to rear ground floor family room with additional 2 Bedroom extension above existing double garage and family room.

**Location :** Oakdene Gib Lane Hoghton Preston Lancashire

**Applicant:** Mr S Calum Oakdene Gib Lane Hoghton Preston PR5 0RS

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**Plan Ref** 07/00081/FUL      **Date Received** 25.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.03.2007

**Proposal :** Erection of two storey granny annexe to side,

**Location :** 132 Southport Road Ulnes Walton Leyland PR26 8LN

**Applicant:** Mr & Mrs Whalley 132 Southport Road Ulnes Walton Leyland PR26 8LN

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**Plan Ref** 07/00086/FUL      **Date Received** 26.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 16.03.2007

**Proposal :** First storey rear extension

**Location :** 55 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN

**Applicant:** Mr And Mrs G Harrison 55 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN

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**Plan Ref** 07/00088/COU      **Date Received** 30.01.2007      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 14.03.2007

**Proposal :** Proposed change of use from retail to hot food takeaway.

**Location :** 85 Bolton Street Chorley Lancashire PR7 3AG

**Applicant:** Mr H Hassan 87 Ramsgreave Drive Blackburn BB1 8NA

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**Plan Ref** 07/00098/FUL      **Date Received** 01.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 02.03.2007

**Proposal :** Proposed sports changing facility and maintenance building with associated car park  
**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

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**Plan Ref** 07/00099/FUL      **Date Received** 29.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 16.03.2007

**Proposal :** Erection of two storey rear extension and rear conservatory,  
**Location :** Silver Lea Preston Road Charnock Richard Chorley Lancashire  
**Applicant:** Mr P Sheedy Silver Lea Preston Road Charnock Richard Chorley Lancashire PR7 5HH

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**Plan Ref** 07/00128/OUT      **Date Received** 09.02.2007      **Decision** Application Withdrawn

**Ward:** Chorley North  
East      **Date Decided** 12.03.2007

**Proposal :** Outline application for the erection of a pair of 2 storey houses  
**Location :** Land South Of 1 Springs Road Chorley  
**Applicant:** Thistle Homes 526 Leyland Lane, Leyland, PR25 1LA

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**Plan Ref** 07/00149/AGR      **Date Received** 14.02.2007      **Decision** Application Withdrawn

**Ward:** Adlington &  
Anderton      **Date Decided** 07.03.2007

**Proposal :** Proposed agricultural storage building  
**Location :** Harrisons Farm Old School Lane Adlington Chorley PR7 4DX  
**Applicant:** Mr J Hatch Harrisons Farm Old School Lane Adlington Chorley PR7 4DX

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