

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
Director of Development and Regeneration	Development Control Committee	11/09/2007	

ADDENDUM

ITEM A1: 07/00568/FULMAJ – Cliffs Farm, Wood Lane, Mawdesley

Further comments from the Councils Environmental Health (EH) section have been received in response to the noise monitoring undertaken in August.

The Noise monitoring was carried out between 7-8-07 and 28-8-07 at three locations agreed with EH. The aim of the noise monitoring exercise was to determine the background noise characteristics of the site at varying wind speeds, to determine the likely impact of the proposed development on the residential properties in proximity.

There was an issue of sabotage/theft of the weather station at the site during the monitoring period, which has resulted in the use of surrogate wind-speed data being obtained by the applicant and a conservative extrapolation of data for use in the report, however, this is obviously not as good as actual on-site recorded wind speed information.

The report suggests that the noise impact from the turbines will be very limited during the quiet daytime periods, ie evenings and weekends, and will be within the ETSU R-97 guideline constraints. However, there is insufficient information in relation to noise levels for night-time periods at varying wind speeds and therefore more data is required in order to determine whether the noise from the turbines would cause disturbance at night to the residents.

Therefore, at this stage and based on the information held in the draft report, EH would not wish to make any recommendation to the planning committee other than to advise that further data is required to determine the extent of the noise impact of the proposed turbines.

A further response to the additional landscape assessment submitted by the applicant on 30th July has been received from P Wilson and Co. Ltd. This comprises a peer review of the landscape assessment which has been undertaken by the Appleton Group as the request of P Wilson and Co. Ltd.

The Appleton Group are unconvinced by the methodology adopted in the assessment and question its contents and conclusions raising issues in relation to; the photomontages; the assessment of the significance of the landscape and visual impact; the zone of visual impact; the impact on the public footpaths; policy issues and wind farm 'attitudes'.

They conclude as follows;

'The supplementary document is flawed and does not provide a sound basis for either the public or their elected representatives to make an informed judgement of the impact of this proposal'.

A full copy of the Appleton Group peer review is attached as an appendix 1 to the report.

ITEM A4: 07/00759/REMAJ- Parcel J Buckshaw Village

Amended plans have been received relocating a few of the properties to ensure that the future occupiers levels of amenities are retained. The proposal now accords with the Council's Approved Spacing Standards. As such the informative attached to the recommendation has been amended to read:

This consent relates to the following plans:

Plan Ref.	Received On:	Title:
338/PL011	11 th September 2007	Planning Layout
2614/MP01	24th July 2007	Site Location Plan
BVED-01	2nd July 2007	Various Detail
2006/RAD/01 Elevations	2nd July 2007	Radleigh Embassy Range Plans and
2006/PAL4/08 and Elevations	2nd July 2007	Palmerston 4 Bed Statesman Range Plans
2006/BUK/01 Plans and Elevations	2nd July 2007	Buckingham Ambassador Range
2006/ALD/02 Elevations	2nd July 2007	Alderney Embassy Range Plans and
2006/WIE/01 and Elevations	2ND July 2007	Windermere Embassy Range Plans
2006/WOO/01 and Elevations	2nd July 2007	Woodcote Embassy Range Plans
2089/MIO/01D Elevations	2nd July 2007	Milford Statesman Range Plans and
2006MAL/01 Elevations	2nd July 2007	Malvern President Range Plans and
2205/KMC/01 Plans and Elevations	2nd July 2007	Kentmere Crescent Embassy Range
2006/BUH/01 Range Plans and Elevations	30th August 2007	Buchanan Ambassador
338/KMC/01	2nd July 2007	Crescent re-elevated
GO1	2nd July 2007	Single Garage
GO2	2nd July 2007	Twin Garage
GO3	2nd July 2007	Double Garage
GO5a	2nd July 2007	Quad garage

Following the receipt of the Highway Engineer's Comments, set out within the Committee Report the scheme has been amended to alleviate the concerns raised. The amended scheme satisfies all of the concerns raised and as such the scheme is now considered to be acceptable in terms of highway safety.

The Architectural Liaison Officer has no comments to make on the scheme

ITEM B1: 06/00908/OUT – Land South of Copper Works Wood

One further letter received objecting to any fast food takeaway or off licence being included in the development on the grounds of litter and anti-social behaviour in the area.

ITEM B2: 07/00685/FUL- 54 Lancaster Lane, Clayton le Woods

Lancashire County Council Ecology: Following the receipt of the bat survey the Ecologist at LCC has commented that no evidence of bats were found during the survey however the precautionary recommendations (set out in paragraphs 2.3, 2.5, 2.6 and 2.7) should be subject to a planning condition.

Following the Ecologists comments the following condition and informatives have been attached to the recommendation:

During the demolition of the bungalow a Licensed Bat Worker is required to be present during the removal of the roof slates and ridge tiles. The slates and tiles should be removed by hand to ensure that no harm/ injury occurs to bats which may be present during the time of demolition.

Reason: To ensure the continued and future protection of bats and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review

Please Note: Works during the bird breeding season (March until August inclusive) should be avoided.

Please Note: Demolition works during the bat maternity season (May to September) and the bat hibernation season (December to March) should be avoided

68 further letters of support has been received in respect of the application raising the following points:

- The development is classed as brown field site thus safeguarding the green belt
- The development makes the best use of land in accordance with Policy GN8
- Ideal for the provision of 6 family homes
- The homes will be in a pleasant, rural environment
- The amenities of the area are excellent and will serve the new homes
- PPS3 encourages the redevelopment of previously developed land
- No particular harm to local amenity

1 letter has been received from the immediate neighbour to the site concerned with the boundary issues and requiring assurances from Wainhomes that they will be able to tend to their garage from their own land.

1 letter has been received from an objector asking specific questions in respect of any restrictive covenants placed on the land, Great Crested Newts in the area and bats, the progression of a Tree Preservation Order at the site and highway safety concerns.

2 further letters of objection have been received raising the following points:

- Increase in traffic and highway safety issues
- Ludicrous to change an established and settled area
- Safety of local residents
- Set a precedent

ITEM B3: 07/00715/CB3- Copper Works Wood, Stansted Road, Chorley, Lancashire

Lancashire County Council Archaeology: Have no comments to make on the application.

ITEM B4: 07/00854/FUL- Brinscall Public Baths, Brinscall

At the time of writing the Committee report a full sets of plans detailing the external alterations had not been provided. Since the time of writing the report elevational plans have been submitted detailing solid roller shutters doors to the front entrance. The agent for the application was made aware that solid roller shutter doors are usually not considered to be appropriate as they create a very oppressive appearance and will detrimentally impact on the visual amenities of the area.

Due to the location of the lift the agent has confirmed that no other door treatment can be incorporated as space is required to access the lift. The Building Control Officers have assessed the scheme and the building and it has been ascertained that due to the nature of the building there is no other way to achieve disabled access into the building.

As such roller shutters doors are the only treatment which can be accommodated. Complaints have been received in respect of the building due to the lack of disabled access. In this situation it is considered that enabling the building to achieve disabled access outweighs the harm the roller shutters doors will have on the visual amenities of the area. In addition to this the doors will be recessed into the opening and the roller shutters box will be screened by signage which will mitigate the impact of the roller shutter doors. Further details of the doors will be required by condition as set out below:

Before the development commences, full details of the treatment of the entrance door shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the fixing details (including cross sections and the recess of the roller shutter doors) and details of the proposed roller shutter box including the method to screen the box.

Reason : In the interests of the character and appearance of the building and the area as a whole and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.